

## **22-128-CD Appendix A - Draft Official Plan Amendment**

BY-LAW 22-XXX

OF THE

CITY OF CAMBRIDGE

Being a By-law of the Corporation of the City of  
Cambridge to adopt Amendment No. 55 to the  
City of Cambridge Official Plan (2012), as amended  
(212 Queen Street West)

**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. 55 to the City of Cambridge Official Plan (2012) applies to land legally described as Lot 44, Municipal Plan 832, City of Cambridge, Regional Municipality of Waterloo.
2. That Amendment No. 55 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. 55 to the City of Cambridge Official Plan (2012), as amended.
4. That this By-law shall come into full force and effect upon the final passing thereof.

Read a First, Second and Third Time, Enacted and Passed this 27<sup>th</sup> Day of September 2022.

PASSED and ENACTED this 27<sup>th</sup> Day of September  
2022

---

Mayor

---

Clerk

## Purpose and Effect of Official Plan Amendment No. 55

City File No. OR09/21 – 212 Queen Street West

**The Purpose and Effect** of this Official Plan Amendment No. 55 to the City of Cambridge Official Plan (2012), as amended, is to permit a maximum density of 167 units per hectare for lands designated “Low/Medium Density Residential” and municipally known as 212 Queen Street West, City of Cambridge and Regional Municipality of Waterloo.

---

## **Amendment No. 55 to the City of Cambridge Official Plan**

---

1. Chapter 14, Map 2A of the City of Cambridge Official Plan is hereby amended by adding Site Specific Figure 90, as shown on Schedule 'A' attached hereto;
2. Chapter 16 of the City of Cambridge Official Plan is hereby amended by adding Figure 90 as shown on Schedule 'B' attached hereto;
3. Section 8.10 of the City of Cambridge Official Plan is hereby amended by adding the following subsection thereto:

### **8.10.90**

1. Notwithstanding policy 8.4.6.16 in this plan, the land designated as Low/Medium Density Residential on Map 2 of this Plan, located at 212 Queen Street West and more particularly shown on Figure 90 shall be permitted a maximum residential density of 167 units per hectare;

## Schedule A – Map 2A



### City of Cambridge Official Plan



**MAP 2A**  
**Site Specific Policies**  
 (See Section 8.10)  
**OPA 55**



#### Legend

**Roads - Ownership**

— Province of Ontario or Region of Waterloo

— City of Cambridge

Site Specific (Figure Number) **90**

Rivers and Lakes

REVISION: 08/2017, 02/2018, 04/2019, 05/2020, 06/2021, 07/2021, 08/2021, 09/2021, 10/2021, 11/2021, 12/2021, 01/2022, 02/2022, 03/2022, 04/2022, 05/2022, 06/2022, 07/2022, 08/2022, 09/2022, 10/2022, 11/2022, 12/2022, 01/2023, 02/2023, 03/2023, 04/2023, 05/2023, 06/2023, 07/2023, 08/2023, 09/2023, 10/2023, 11/2023, 12/2023, 01/2024, 02/2024, 03/2024, 04/2024, 05/2024, 06/2024, 07/2024, 08/2024, 09/2024, 10/2024, 11/2024, 12/2024, 01/2025, 02/2025, 03/2025, 04/2025, 05/2025, 06/2025, 07/2025, 08/2025, 09/2025, 10/2025, 11/2025, 12/2025, 01/2026, 02/2026, 03/2026, 04/2026, 05/2026, 06/2026, 07/2026, 08/2026, 09/2026, 10/2026, 11/2026, 12/2026, 01/2027, 02/2027, 03/2027, 04/2027, 05/2027, 06/2027, 07/2027, 08/2027, 09/2027, 10/2027, 11/2027, 12/2027, 01/2028, 02/2028, 03/2028, 04/2028, 05/2028, 06/2028, 07/2028, 08/2028, 09/2028, 10/2028, 11/2028, 12/2028, 01/2029, 02/2029, 03/2029, 04/2029, 05/2029, 06/2029, 07/2029, 08/2029, 09/2029, 10/2029, 11/2029, 12/2029, 01/2030, 02/2030, 03/2030, 04/2030, 05/2030, 06/2030, 07/2030, 08/2030, 09/2030, 10/2030, 11/2030, 12/2030, 01/2031, 02/2031, 03/2031, 04/2031, 05/2031, 06/2031, 07/2031, 08/2031, 09/2031, 10/2031, 11/2031, 12/2031, 01/2032, 02/2032, 03/2032, 04/2032, 05/2032, 06/2032, 07/2032, 08/2032, 09/2032, 10/2032, 11/2032, 12/2032, 01/2033, 02/2033, 03/2033, 04/2033, 05/2033, 06/2033, 07/2033, 08/2033, 09/2033, 10/2033, 11/2033, 12/2033, 01/2034, 02/2034, 03/2034, 04/2034, 05/2034, 06/2034, 07/2034, 08/2034, 09/2034, 10/2034, 11/2034, 12/2034, 01/2035, 02/2035, 03/2035, 04/2035, 05/2035, 06/2035, 07/2035, 08/2035, 09/2035, 10/2035, 11/2035, 12/2035, 01/2036, 02/2036, 03/2036, 04/2036, 05/2036, 06/2036, 07/2036, 08/2036, 09/2036, 10/2036, 11/2036, 12/2036, 01/2037, 02/2037, 03/2037, 04/2037, 05/2037, 06/2037, 07/2037, 08/2037, 09/2037, 10/2037, 11/2037, 12/2037, 01/2038, 02/2038, 03/2038, 04/2038, 05/2038, 06/2038, 07/2038, 08/2038, 09/2038, 10/2038, 11/2038, 12/2038, 01/2039, 02/2039, 03/2039, 04/2039, 05/2039, 06/2039, 07/2039, 08/2039, 09/2039, 10/2039, 11/2039, 12/2039, 01/2040, 02/2040, 03/2040, 04/2040, 05/2040, 06/2040, 07/2040, 08/2040, 09/2040, 10/2040, 11/2040, 12/2040, 01/2041, 02/2041, 03/2041, 04/2041, 05/2041, 06/2041, 07/2041, 08/2041, 09/2041, 10/2041, 11/2041, 12/2041, 01/2042, 02/2042, 03/2042, 04/2042, 05/2042, 06/2042, 07/2042, 08/2042, 09/2042, 10/2042, 11/2042, 12/2042, 01/2043, 02/2043, 03/2043, 04/2043, 05/2043, 06/2043, 07/2043, 08/2043, 09/2043, 10/2043, 11/2043, 12/2043, 01/2044, 02/2044, 03/2044, 04/2044, 05/2044, 06/2044, 07/2044, 08/2044, 09/2044, 10/2044, 11/2044, 12/2044, 01/2045, 02/2045, 03/2045, 04/2045, 05/2045, 06/2045, 07/2045, 08/2045, 09/2045, 10/2045, 11/2045, 12/2045, 01/2046, 02/2046, 03/2046, 04/2046, 05/2046, 06/2046, 07/2046, 08/2046, 09/2046, 10/2046, 11/2046, 12/2046, 01/2047, 02/2047, 03/2047, 04/2047, 05/2047, 06/2047, 07/2047, 08/2047, 09/2047, 10/2047, 11/2047, 12/2047, 01/2048, 02/2048, 03/2048, 04/2048, 05/2048, 06/2048, 07/2048, 08/2048, 09/2048, 10/2048, 11/2048, 12/2048, 01/2049, 02/2049, 03/2049, 04/2049, 05/2049, 06/2049, 07/2049, 08/2049, 09/2049, 10/2049, 11/2049, 12/2049, 01/2050, 02/2050, 03/2050, 04/2050, 05/2050, 06/2050, 07/2050, 08/2050, 09/2050, 10/2050, 11/2050, 12/2050, 01/2051, 02/2051, 03/2051, 04/2051, 05/2051, 06/2051, 07/2051, 08/2051, 09/2051, 10/2051, 11/2051, 12/2051, 01/2052, 02/2052, 03/2052, 04/2052, 05/2052, 06/2052, 07/2052, 08/2052, 09/2052, 10/2052, 11/2052, 12/2052, 01/2053, 02/2053, 03/2053, 04/2053, 05/2053, 06/2053, 07/2053, 08/2053, 09/2053, 10/2053, 11/2053, 12/2053, 01/2054, 02/2054, 03/2054, 04/2054, 05/2054, 06/2054, 07/2054, 08/2054, 09/2054, 10/2054, 11/2054, 12/2054, 01/2055, 02/2055, 03/2055, 04/2055, 05/2055, 06/2055, 07/2055, 08/2055, 09/2055, 10/2055, 11/2055, 12/2055, 01/2056, 02/2056, 03/2056, 04/2056, 05/2056, 06/2056, 07/2056, 08/2056, 09/2056, 10/2056, 11/2056, 12/2056, 01/2057, 02/2057, 03/2057, 04/2057, 05/2057, 06/2057, 07/2057, 08/2057, 09/2057, 10/2057, 11/2057, 12/2057, 01/2058, 02/2058, 03/2058, 04/2058, 05/2058, 06/2058, 07/2058, 08/2058, 09/2058, 10/2058, 11/2058, 12/2058, 01/2059, 02/2059, 03/2059, 04/2059, 05/2059, 06/2059, 07/2059, 08/2059, 09/2059, 10/2059, 11/2059, 12/2059, 01/2060, 02/2060, 03/2060, 04/2060, 05/2060, 06/2060, 07/2060, 08/2060, 09/2060, 10/2060, 11/2060, 12/2060, 01/2061, 02/2061, 03/2061, 04/2061, 05/2061, 06/2061, 07/2061, 08/2061, 09/2061, 10/2061, 11/2061, 12/2061, 01/2062, 02/2062, 03/2062, 04/2062, 05/2062, 06/2062, 07/2062, 08/2062, 09/2062, 10/2062, 11/2062, 12/2062, 01/2063, 02/2063, 03/2063, 04/2063, 05/2063, 06/2063, 07/2063, 08/2063, 09/2063, 10/2063, 11/2063, 12/2063, 01/2064, 02/2064, 03/2064, 04/2064, 05/2064, 06/2064, 07/2064, 08/2064, 09/2064, 10/2064, 11/2064, 12/2064, 01/2065, 02/2065, 03/2065, 04/2065, 05/2065, 06/2065, 07/2065, 08/2065, 09/2065, 10/2065, 11/2065, 12/2065, 01/2066, 02/2066, 03/2066, 04/2066, 05/2066, 06/2066, 07/2066, 08/2066, 09/2066, 10/2066, 11/2066, 12/2066, 01/2067, 02/2067, 03/2067, 04/2067, 05/2067, 06/2067, 07/2067, 08/2067, 09/2067, 10/2067, 11/2067, 12/2067, 01/2068, 02/2068, 03/2068, 04/2068, 05/2068, 06/2068, 07/2068, 08/2068, 09/2068, 10/2068, 11/2068, 12/2068, 01/2069, 02/2069, 03/2069, 04/2069, 05/2069, 06/2069, 07/2069, 08/2069, 09/2069, 10/2069, 11/2069, 12/2069, 01/2070, 02/2070, 03/2070, 04/2070, 05/2070, 06/2070, 07/2070, 08/2070, 09/2070, 10/2070, 11/2070, 12/2070, 01/2071, 02/2071, 03/2071, 04/2071, 05/2071, 06/2071, 07/2071, 08/2071, 09/2071, 10/2071, 11/2071, 12/2071, 01/2072, 02/2072, 03/2072, 04/2072, 05/2072, 06/2072, 07/2072, 08/2072, 09/2072, 10/2072, 11/2072, 12/2072, 01/2073, 02/2073, 03/2073, 04/2073, 05/2073, 06/2073, 07/2073, 08/2073, 09/2073, 10/2073, 11/2073, 12/2073, 01/2074, 02/2074, 03/2074, 04/2074, 05/2074, 06/2074, 07/2074, 08/2074, 09/2074, 10/2074, 11/2074, 12/2074, 01/2075, 02/2075, 03/2075, 04/2075, 05/2075, 06/2075, 07/2075, 08/2075, 09/2075, 10/2075, 11/2075, 12/2075, 01/2076, 02/2076, 03/2076, 04/2076, 05/2076, 06/2076, 07/2076, 08/2076, 09/2076, 10/2076, 11/2076, 12/2076, 01/2077, 02/2077, 03/2077, 04/2077, 05/2077, 06/2077, 07/2077, 08/2077, 09/2077, 10/2077, 11/2077, 12/2077, 01/2078, 02/2078, 03/2078, 04/2078, 05/2078, 06/2078, 07/2078, 08/2078, 09/2078, 10/2078, 11/2078, 12/2078, 01/2079, 02/2079, 03/2079, 04/2079, 05/2079, 06/2079, 07/2079, 08/2079, 09/2079, 10/2079, 11/2079, 12/2079, 01/2080, 02/2080, 03/2080, 04/2080, 05/2080, 06/2080, 07/2080, 08/2080, 09/2080, 10/2080, 11/2080, 12/2080, 01/2081, 02/2081, 03/2081, 04/2081, 05/2081, 06/2081, 07/2081, 08/2081, 09/2081, 10/2081, 11/2081, 12/2081, 01/2082, 02/2082, 03/2082, 04/2082, 05/2082, 06/2082, 07/2082, 08/2082, 09/2082, 10/2082, 11/2082, 12/2082, 01/2083, 02/2083, 03/2083, 04/2083, 05/2083, 06/2083, 07/2083, 08/2083, 09/2083, 10/2083, 11/2083, 12/2083, 01/2084, 02/2084, 03/2084, 04/2084, 05/2084, 06/2084, 07/2084, 08/2084, 09/2084, 10/2084, 11/2084, 12/2084, 01/2085, 02/2085, 03/2085, 04/2085, 05/2085, 06/2085, 07/2085, 08/2085, 09/2085, 10/2085, 11/2085, 12/2085, 01/2086, 02/2086, 03/2086, 04/2086, 05/2086, 06/2086, 07/2086, 08/2086, 09/2086, 10/2086, 11/2086, 12/2086, 01/2087, 02/2087, 03/2087, 04/2087, 05/2087, 06/2087, 07/2087, 08/2087, 09/2087, 10/2087, 11/2087, 12/2087, 01/2088, 02/2088, 03/2088, 04/2088, 05/2088, 06/2088, 07/2088, 08/2088, 09/2088, 10/2088, 11/2088, 12/2088, 01/2089, 02/2089, 03/2089, 04/2089, 05/2089, 06/2089, 07/2089, 08/2089, 09/2089, 10/2089, 11/2089, 12/2089, 01/2090, 02/2090, 03/2090, 04/2090, 05/2090, 06/2090, 07/2090, 08/2090, 09/2090, 10/2090, 11/2090, 12/2090, 01/2091, 02/2091, 03/2091, 04/2091, 05/2091, 06/2091, 07/2091, 08/2091, 09/2091, 10/2091, 11/2091, 12/2091, 01/2092, 02/2092, 03/2092, 04/2092, 05/2092, 06/2092, 07/2092, 08/2092, 09/2092, 10/2092, 11/2092, 12/2092, 01/2093, 02/2093, 03/2093, 04/2093, 05/2093, 06/2093, 07/2093, 08/2093, 09/2093, 10/2093, 11/2093, 12/2093, 01/2094, 02/2094, 03/2094, 04/2094, 05/2094, 06/2094, 07/2094, 08/2094, 09/2094, 10/2094, 11/2094, 12/2094, 01/2095, 02/2095, 03/2095, 04/2095, 05/2095, 06/2095, 07/2095, 08/2095, 09/2095, 10/2095, 11/2095, 12/2095, 01/2096, 02/2096, 03/2096, 04/2096, 05/2096, 06/2096, 07/2096, 08/2096, 09/2096, 10/2096, 11/2096, 12/2096, 01/2097, 02/2097, 03/2097, 04/2097, 05/2097, 06/2097, 07/2097, 08/2097, 09/2097, 10/2097, 11/2097, 12/2097, 01/2098, 02/2098, 03/2098, 04/2098, 05/2098, 06/2098, 07/2098, 08/2098, 09/2098, 10/2098, 11/2098, 12/2098, 01/2099, 02/2099, 03/2099, 04/2099, 05/2099, 06/2099, 07/2099, 08/2099, 09/2099, 10/2099, 11/2099, 12/2099, 01/2100, 02/2100, 03/2100, 04/2100, 05/2100, 06/2100, 07/2100, 08/2100, 09/2100, 10/2100, 11/2100, 12/2100, 01/2101, 02/2101, 03/2101, 04/2101, 05/2101, 06/2101, 07/2101, 08/2101, 09/2101, 10/2101, 11/2101, 12/2101, 01/2102, 02/2102, 03/2102, 04/2102, 05/2102, 06/2102, 07/2102, 08/2102, 09/2102, 10/2102, 11/2102, 12/2102, 01/2103, 02/2103, 03/2103, 04/2103, 05/2103, 06/2103, 07/2103, 08/2103, 09/2103, 10/2103, 11/2103, 12/2103, 01/2104, 02/2104, 03/2104, 04/2104, 05/2104, 06/2104, 07/2104, 08/2104, 09/2104, 10/2104, 11/2104, 12/2104, 01/2105, 02/2105, 03/2105, 04/2105, 05/2105, 06/2105, 07/2105, 08/2105, 09/2105, 10/2105, 11/2105, 12/2105, 01/2106, 02/2106, 03/2106, 04/2106, 05/2106, 06/2106, 07/2106, 08/2106, 09/2106, 10/2106, 11/2106, 12/2106, 01/2107, 02/2107, 03/2107, 04/2107, 05/2107, 06/2107, 07/2107, 08/2107, 09/2107, 10/2107, 11/2107, 12/2107, 01/2108, 02/2108, 03/2108, 04/2108, 05/2108, 06/2108, 07/2108, 08/2108, 09/2108, 10/2108, 11/2108, 12/2108, 01/2109, 02/2109, 03/2109, 04/2109, 05/2109, 06/2109, 07/2109, 08/2109, 09/2109, 10/2109, 11/2109, 12/2109, 01/2110, 02/2110, 03/2110, 04/2110, 05/2110, 06/2110, 07/2110, 08/2110, 09/2110, 10/2110, 11/2110, 12/2110, 01/2111, 02/2111, 03/2111, 04/2111, 05/2111, 06/2111, 07/2111, 08/2111, 09/2111, 10/2111, 11/2111, 12/2111, 01/2112, 02/2112, 03/2112, 04/2112, 05/2112, 06/2112, 07/2112, 08/2112, 09/2112, 10/2112, 11/2112, 12/2112, 01/2113, 02/2113, 03/2113, 04/2113, 05/2113, 06/2113, 07/2113, 08/2113, 09/2113, 10/2113, 11/2113, 12/2113, 01/2114, 02/2114, 03/2114, 04/2114, 05/2114, 06/2114, 07/2114, 08/2114, 09/2114, 10/2114, 11/2114, 12/2114, 01/2115, 02/2115, 03/2115, 04/2115, 05/2115, 06/2115, 07/2115, 08/2115, 09/2115, 10/2115, 11/2115, 12/2115, 01/2116, 02/2116, 03/2116, 04/2116, 05/2116, 06/2116, 07/2116, 08/2116, 09/2116, 10/2116, 11/2116, 12/2116, 01/2117, 02/2117, 03/2117, 04/2117, 05/2117, 06/2117, 07/2117, 08/2117, 09/2117, 10/2117, 11/2117, 12/2117, 01/2118, 02/2118, 03/2118, 04/2118, 05/2118, 06/2118, 07/2118, 08/2118, 09/2118, 10/2118, 11/2118, 12/2118, 01/2119, 02/2119, 03/2119, 04/2119, 05/2119, 06/2119, 07/2119, 08/2119, 09/2119, 10/2119, 11/2119, 12/2119, 01/2120, 02/2120, 03/2120, 04/2120, 05/2120, 06/2120, 07/2120, 08/2120, 09/2120, 10/2120, 11/2120, 12/2120, 01/2121, 02/2121, 03/2121, 04/2121, 05/2121, 06/2121, 07/2121, 08/2121, 09/2121, 10/2121, 11/2121, 12/2121, 01/2122, 02/2122, 03/2122, 04/2122, 05/2122, 06/2122, 07/2122, 08/2122, 09/2122, 10/2122, 11/2122, 12/2122, 01/2123, 02/2123, 03/2123, 04/2123, 05/2123, 06/2123, 07/2123, 08/2123, 09/2123, 10/2123, 11/2123, 12/2123, 01/2124, 02/2124, 03/2124, 04/2124, 05/2124, 06/2124, 07/2124, 08/2124, 09/2124, 10/2124, 11/2124, 12/2124, 01/2125, 02/2125, 03/2125, 04/2125, 05/2125, 06/2125, 07/2125, 08/2125, 09/2125, 10/2125, 11/2125, 12/2125, 01/2126, 02/2126, 03/2126, 04/2126, 05/2126, 06/2126, 07/2126, 08/2126, 09/2126, 10/2126, 11/2126, 12/2126, 01/2127, 02/2127, 03/2127, 04/2127, 05/2127, 06/2127, 07/2127, 08/2127, 09/2127, 10/212

## Schedule B – Chapter 16 – Figure 90

