



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. XX to the
City of Cambridge Official Plan (2012), as amended
(255 King 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. 56 to the City of Cambridge Official Plan (2012) applies to land legally described as Part of 9 and Part of Lot 8, and Part of Lots 11 to 13, Registered Plan 730 and, Part of Lots 1 to 3 (North of Main Street) and Lots 1 to 3 (East of Woolwich Street), Registered Plan 522, formerly the Town of Preston, City of Cambridge, Regional Municipality of Waterloo.
2. The Amendment No. 56 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. 56 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

PASSED AND ENACTED this 27th day of September 2022.

Mayor

Clerk

Purpose and Effect of Official Plan Amendment No. 56

City File No. OR07/21 – 255 King Street West

The Purpose and Effect of Official Plan Amendment No. 56 to the City of Cambridge Official Plan (2012), as amended, is to maintain the existing Preston Town Centre designation and modify the existing site-specific policy to permit the development of three residential buildings ranging from 14-16 storeys in height, consisting of a maximum of 600 dwelling units with ground floor commercial/retail for the lands municipally known as 255 King Street West.

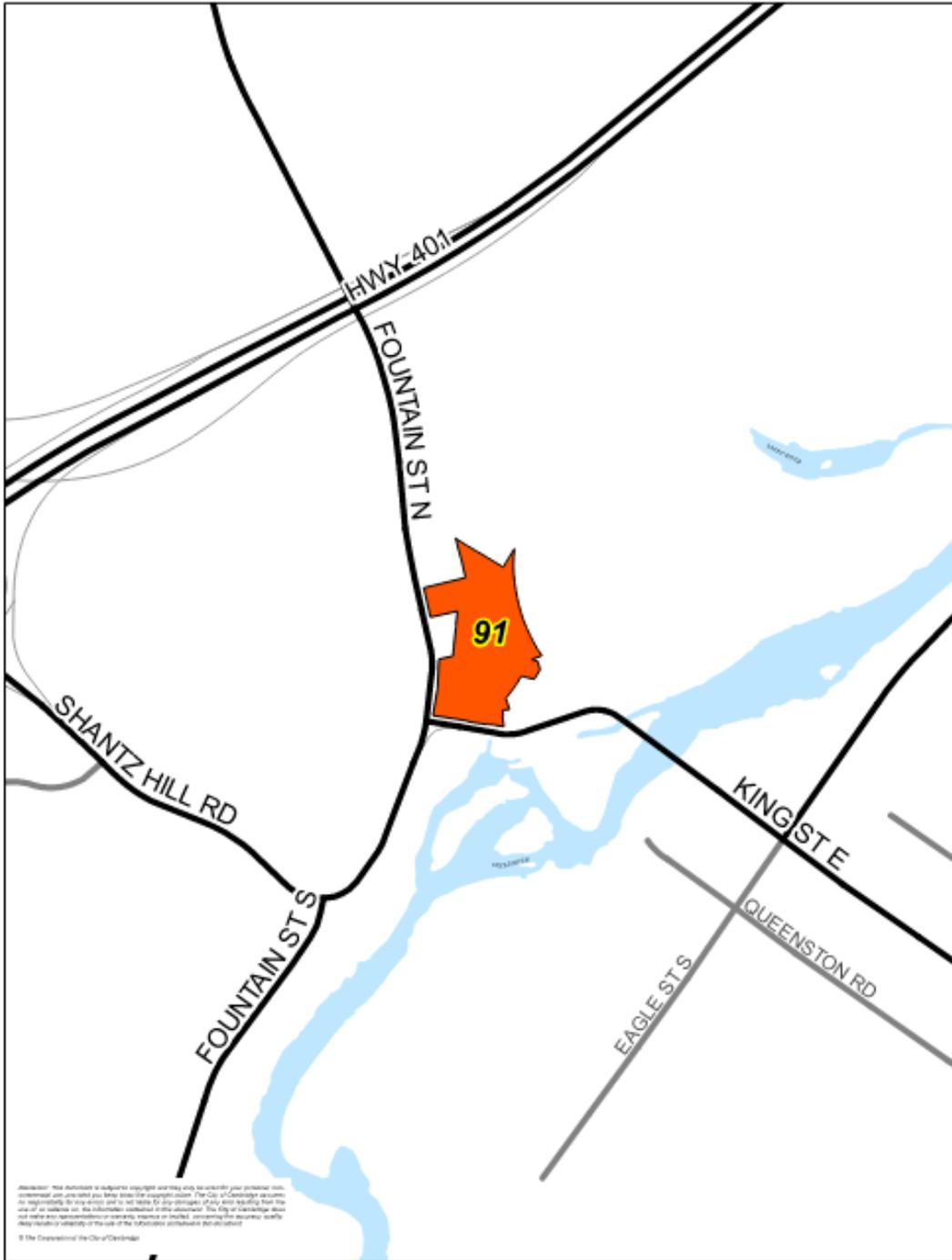
Amendment No. 56 to the City of Cambridge Official Plan

1. Chapter 14, Map 2A of the City of Cambridge Official Plan is hereby modified by adding Site Specific Figure 91 as shown on Schedule 'A' attached hereto;
2. Chapter 16, of the City of Cambridge Official Plan is hereby amended by adding Figure 91 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:

8.10.91

1. Notwithstanding policy 8.10.14 in this plan, the land designated as Preston Towne Centre on Map 2 of this Plan, located at 255 King Street West and more particularly shown on Figure 91 shall permit a maximum of 600 dwelling units, maximum density of 2.15 FSI, and maximum building height of 16 storeys. The residential density and height provisions of Section 2.6, 2.8.3 and 8.4.6 shall not apply to limit the number of dwelling units and building heights.
2. Notwithstanding policy 8.3.1 e) in this plan, where residential uses occur in conjunction with commercial uses, the residential uses will be permitted in the street level, storefront portion of a multi-storey, mixed use building.

Schedule 'A'



Attention: The decision is subject to approval by the City of Cambridge. The City of Cambridge assumes no responsibility for any errors and is not liable for any damages of any kind resulting from the use of or reliance on the information contained in this document. The City of Cambridge does not make any representation or warranty, express or implied, concerning the accuracy, reliability, timeliness or completeness of the information contained herein.

<p>City of Cambridge Official Plan</p>  <p>MAP 2A Site Specific Policies (See Section 8.10) OPA 56</p>	<p>Legend</p> <p>Roads - Ownership</p> <ul style="list-style-type: none">  Province of Ontario or Region of Waterloo  City of Cambridge <p>Site Specific (Figure Number) 91</p> <ul style="list-style-type: none">  Site Specific (Figure Number) 91  Rivers and Lakes <p>Scale: 1:5,000</p> <p>North Arrow: N</p> <p><small>Copyright © 2014 City of Cambridge</small></p>
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Schedule 'B'



Figure 91
255 King St W



Legend

-  Galt City Centre; Preston Towne Centre; Hespeler Village
-  Natural Open Space System
-  Subject Lands

