

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 23-110

Being a by-law to adopt Amendment No. 66 of the City of Cambridge Official Plan (2012), as amended with respect to land municipally known as 410 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. 66 to the City of Cambridge Official Plan (2012) shall apply to lands legally described as Part of Lot 15 and Part of Reserve Lot A, Municipal Compiled Plan 908, being Parts 1 and 2, Plan 67R-2376, except Part 1 Plan 67R-2906 in the City of Cambridge, Regional Municipality of Waterloo; and shown on Schedule 'A' attached hereto and forming part of the by-law (herein referred to as '*the Lands*');
2. **THAT** Amendment No. 66 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. 66 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 5th day of December 2023

MAYOR

CLERK

Purpose and Effect of Official Plan Amendment No. 66, By-law No 23-111

The purpose and effect of this Official Plan Amendment No. 66 (OPA 66) to the City of Cambridge Official Plan (2012), as amended, is to replace the existing site-specific policy 8.10.55 with new site-specific policies to implement a comprehensively planned mixed use development on the lands known municipally as 410 Queen Street West, as shown on Appendix A attached hereto. The Site-Specific Provisions of OPA 66 introduce a 16 storey maximum and expand upon the policies which guide the planned function of the Queen Street, Goebel Avenue and Holiday Inn Drive Community Node.

Amendment No. 66 to the City of Cambridge Official Plan

1. Chapter 16 of the City of Cambridge Official Plan is hereby amended by deleting Figure 62 and replacing it with Figure 62 as shown on Schedule 'A' attached hereto;
2. Chapter 8 of the City of Cambridge Official Plan is hereby amended by replacing the text of Site-Specific Policy 8.10.55 with the following:

8.10.55.1 410 Queen Street West

1. Notwithstanding policy 8.7.2.6 (a) and (b) and 2.8.3.3 (Table 3 - Nodes (Built Up Area)) of this plan, for the Lands shown on Figure 62 attached hereto, the following shall apply:
 - a. the minimum building height shall be 2 storeys for any residential building or mixed-use building containing both residential and non-residential uses.
 - b. the maximum building height shall be 16 storeys.
 - c. the minimum and maximum Floor Space Index (FSI) shall not apply.
2. Further to Section 8.7.2.C (Queen Street, Goebel Avenue and Holiday Inn Drive Community Node) of this plan, for the lands shown on Figure 62 attached hereto, the following additional policies shall apply:
 - a. The total residential density shall not exceed 275 dwelling units per net hectare of land or 1,300 dwelling units, whichever is greater.
 - b. The Lands shall be comprehensively designed and developed in phases. Each phase shall be sequentially and substantially contiguous to ensure a cohesive community at each phase of build out.
 - c. An internal transportation network, consisting of sidewalks, multi-use trails/pathways, roadways, and connections to transit, shall be established through the Lands. Each phase of development shall contribute to the completion of this internal network which may include transit infrastructure.

- d. As per Regional Official Plan policy 5.A.3, the City of Cambridge will secure the following requirements through a future Site Plan or development application, if deemed necessary by and to the satisfaction of the Region of Waterloo:
 - i. Site design for the implementation of a future internal roadway to accommodate potential transit movements and a potential operator facility for the purposes of Grand River Transit (GRT). Easement(s) in favour of the Region of Waterloo may be required for the provision of two (2) bus laybys and associated passenger waiting areas within the Goebel Avenue right-of-way.
- e. Each phase of Site Plan Approval shall be accompanied by:
 - i. an Interim Condition Plan (ICP), with the exception of the final phase. The ICP shall demonstrate the condition of any undeveloped portions of the Lands, which must be maintained in accordance with the City's Maintenance of Land By-law, as amended; and
 - ii. a Master Site Plan (MSP), which accurately reflects the incremental build out of the site and all approved site plans, includes aggregate site statistics, and demonstrates full zoning compliance.
 - iii. a Detailed Transportation and Stationary Noise Study, prepared by a qualified consultant, to the satisfaction of the Region of Waterloo. The recommendations of the study shall be implemented through the site plan drawings, site plan agreement, alternative means, or any combination thereof, to the satisfaction of the City of Cambridge and the Region of Waterloo.
- f. The implementing zoning by-law shall apply a holding (H) to the Lands to limit the development and/or site alteration until such time as certain detailed noise and transportation studies and related improvements are completed to the satisfaction of the City of Cambridge and the Region of Waterloo, in consultation with the Ministry of Transportation.
- g. The implementing zoning by-law shall include appropriate limits on non-residential gross floor area and residential dwelling units

which may be developed on the lands, until such time as the holding (H) is removed.

- h. The Lands shall contain a minimum of one primary parkland space that is either municipally owned, or a privately owned publicly accessible space (POPS) secured by an easement agreement between the Municipality and the Applicant/Owner. The following policies shall guide the development of the park space:
 - i. The parkland space will be secured as a condition of the first site plan approval, or secured in two phases as part of the first two site plan approvals, at the discretion of the City.
 - ii. The amount of parkland contributed shall generally be 5% for residential plus 2% for non-residential uses based on the net land area of the whole lands, or at an alternative rate in accordance with a City Parkland By-law and the Planning Act, whichever applicable.
 - iii. The City may accept cash in lieu of the value of any minor deficiencies in land contribution.
 - iv. The park space shall have good visibility and access from a municipal street.
 - v. The park space shall contain both active and passive uses.
 - vi. Grades within the park space shall be consistent with the requirements of the City's Engineering Standards and Development Manual, as amended.

3. Notwithstanding the policies of Section 6.3 and Appendix B of this plan, for the lands shown on Figure 62 attached hereto:

- a. Along the entire frontage of Goebel Avenue, between Queen Street West and Groh Street, a road widening of up to 4 metres shall be dedicated to the City of Cambridge and opened as public highway to achieve a designated road allowance of 30 metres.
- b. For clarity, the exact extent of the road widening dedication described in 3.a. above shall be to the City's satisfaction, with the dedication taking place as a condition of final site plan approval for the first phase of development, or as a condition of a subsequent phase at the discretion of the City of Cambridge. The Applicant/Owner shall be solely responsible for all costs associated with the surveying and dedication of the road widening.

Schedule 'A'

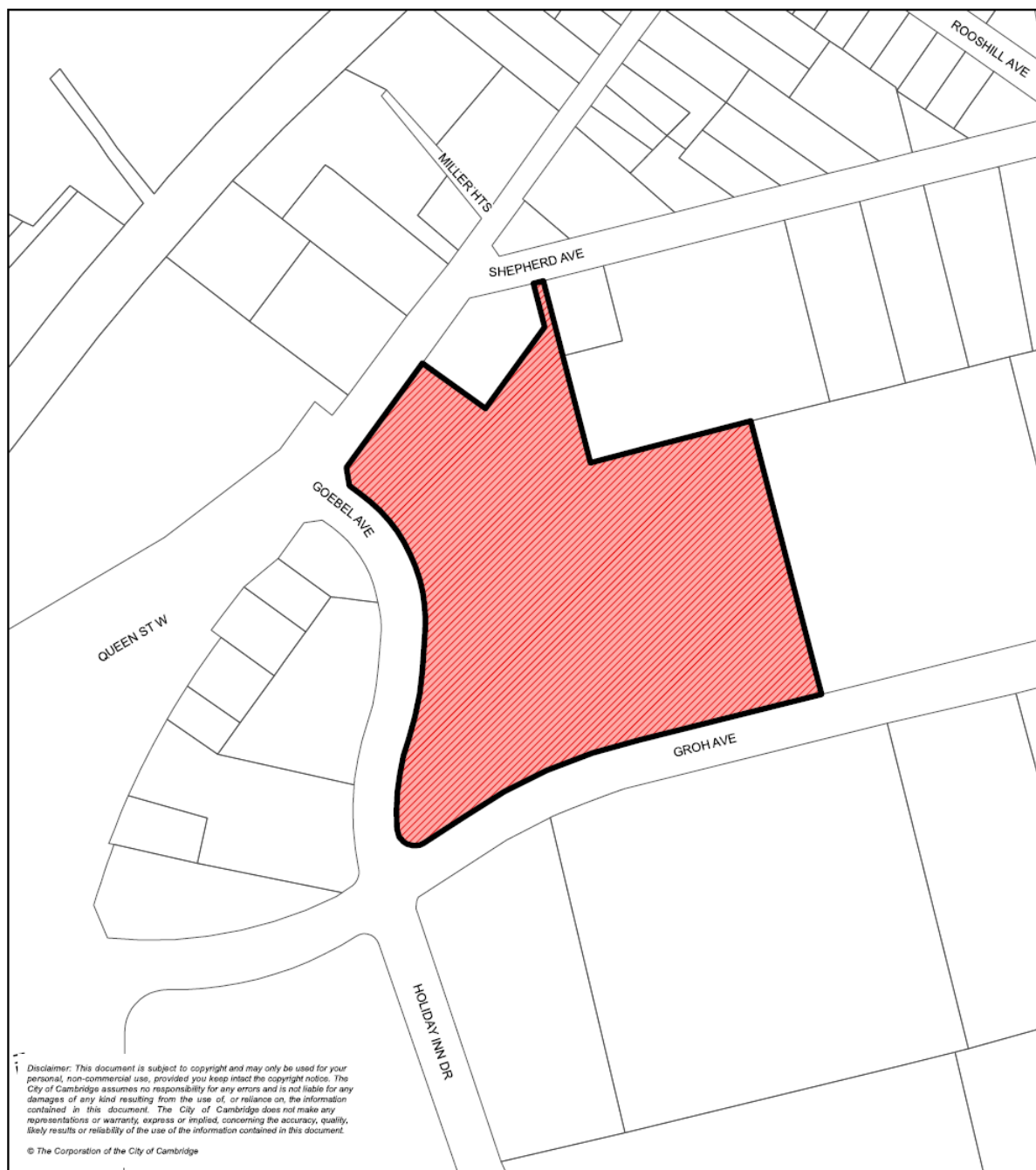




Figure 62
410 Queen St W



Legend

-  Neighbourhood Commercial (Subject to Section 8.10.55)
-  Subject Lands