

Appendix C – Site-Specific Policy Modification for 241 Queen Street West

3. [New] Part B to By-law 22-038, is modified by:

(a) creating a new Section 2.J.11 as follows:

2.J.11 Notwithstanding the other policies of this Plan, for the lands shown on Figure 18 (241 Queen Street West) the City of Cambridge shall permit high density residential and institutional uses with the following provisions:

- a) **Maximum height of buildings and structures of 85 metres, inclusive of rooftop mechanical structures;**
- b) **No maximum number of dwelling units per hectare;**
- c) **Maximum lot coverage of 30 percent;**
- d) **Minimum floor space index of 1.2;**
- e) **Maximum floor space index of 2.9; and,**
- f) **No minimum lot frontage; and**

