

BY-LAW XXX-20
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

(130 Water Street North)

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 the Municipal Council of the Corporation of the City of Cambridge enacts as follows:

1. That Amendment No. XX to the City of Cambridge Official Plan (2012) applies to land legally described as PLAN D9 PART LOTS 12 TO 14, RP 58R-16178, PARTS 1 TO 13.
2. That Amendment No. XX 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 the Regional Municipality of Waterloo for approval of the aforementioned Amendment No. XX 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 _____ day of _____ A.D. 2020

Mayor

Clerk

Purpose and Effect of Official Plan No. XX

City File No. XX – 130 Water Street North

The Purpose and Effect of this Official Plan Amendment No. XX to the City of Cambridge Official Plan (2012), as amended, is to increase the maximum floor space index to 10.09 and the maximum height to a maximum height of 37 storeys, 28 storeys and 2 storeys as shown on Schedule A for the lands legally described as PLAN D9 PART LOTS 12 TO 14, RP 58R-16178, PARTS 1 TO 13, City of Cambridge and Regional Municipality of Waterloo and municipally known as 130 Water Street North.

Amendment No. XX to the City of Cambridge Official Plan

1. Chapter 14, Map 2, Map 3, Map 6, of the City of Cambridge Official Plan is hereby amended by adding Figure XX as shown on Schedule 'A' attached hereto;
2. Chapter 16 of the City of Cambridge Official Plan is hereby amended by adding Figure XX 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.XX

1. Notwithstanding policy 2.8.3 – Table 3 in this plan, the lands municipally known as 130 Water Street North and shown on Figure XX shall permit a maximum floor space index of 10.09, a maximum height of 37 storeys, 28 storeys and 2 storeys as shown on Schedule A.

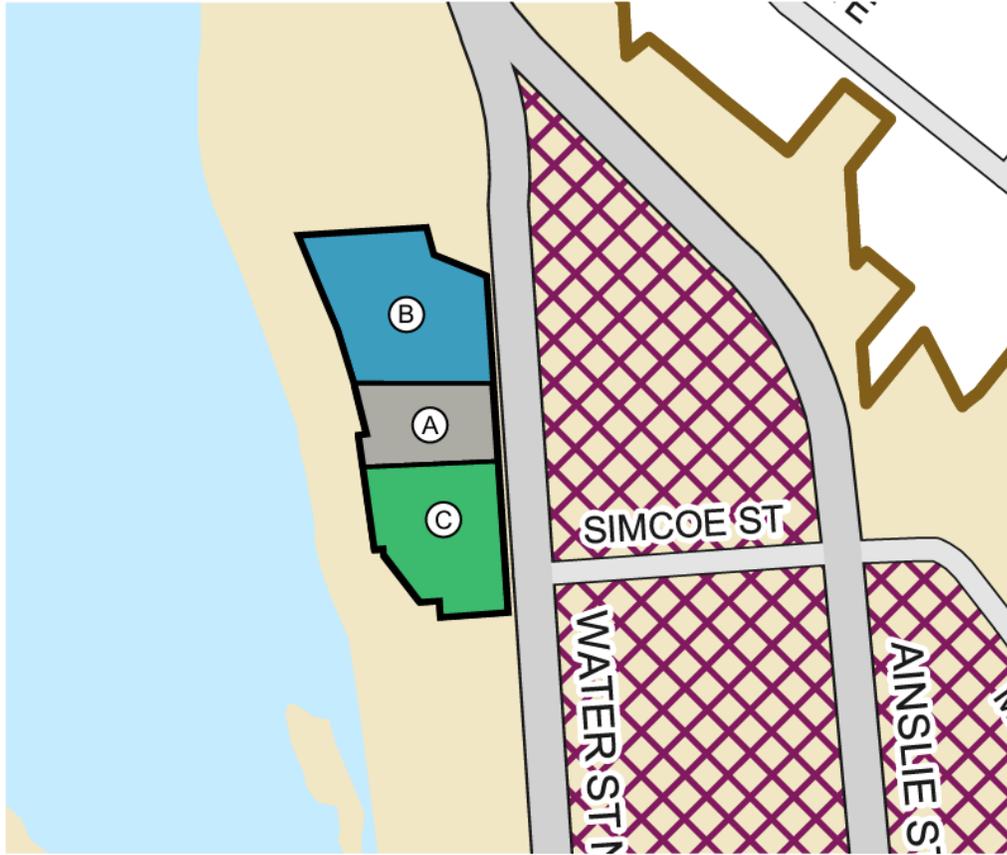
Basis of the Amendment

The development of the subject lands is conforms to the policies for lands within the Galt City Centre and Regeneration Area which is where growth and intensification is to occur. The reports submitted in support of the Official Plan and Zoning By-law Amendment Applications indicate that there is available infrastructure including municipal roads, water, sanitary sewer and stormwater services to support the development of the subject lands.

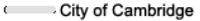
The proposed amendment will permit increased residential and commercial density on a Site within an area that is well served by transit and provides opportunities for active and public transportation use. The development of the site will contribute to the housing choice and availability in the Galt City Centre and City of Cambridge as a whole.

SCHEDULE A
CITY OF CAMBRIDGE
OFFICIAL PLAN

Map 3 - Galt City Centre



Roads - Ownership

	Urban Growth Centre
	Region of Waterloo
	Community Core Area
	City of Cambridge
	Rivers and Lakes

-  Max. Height of 2 storeys
-  Max. Height of 37 storeys
-  Max. Height of 28 storeys