

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 21-073

Being a by-law to amend Zoning By-law No. 150-85, as Amended with respect to land municipally known as 130 Water Street N & 0 Park Hill Road

WHEREAS Council of the City of Cambridge has the authority pursuant to Sections 24(2) and 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended to pass this by-law;

WHEREAS the Council of the City of Cambridge has deemed it advisable to amend Zoning By-law No. 150-85, as amended, and therefore implement Official Plan Amendment No. 48 to the City of Cambridge Official Plan (2012), as amended;

WHEREAS this by-law conforms to the City of Cambridge Official Plan, as amended;

AND WHEREAS Council deems that adequate public notice of the public meeting was provided and adequate information regarding the Amendment was presented at the public meeting held June 29th, 2021, and that further public meeting is not considered necessary in order to proceed with this Amendment,

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. **THAT** this by-law shall apply to the lands described as Part of Lots 12, 13 & 14, Plan D9 being parts 1 to 14 Plan 58R-16178 in the City of Cambridge, Regional Municipality of Waterloo and is shown on Schedule 'A' attached hereto and forming part of this by-law.
2. **THAT** Schedule 'A' to By-law No. 150-85, as amended, is hereby further amended by changing the zoning classification of the lands shown outlined in heavy black in the attached Schedule 'A' to this by-law from OS1 to OS1 S.4.1.418.
3. **THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended by replacing the following subsection to 4.1 thereof:

“4.1.294 – 130 Water Street North:

1. Notwithstanding 2.3.1, 2.4.1.4, 3.3.1.2, and in addition to the regulations prescribed in Section 3.1.2.6 of the City of Cambridge Zoning By-law No. 150-85, the following regulations shall apply to the property in the (F)C1RM1 zone to which reference “S.4.1.294 is made on Schedule A and located at 130 Water Street North:
 - a. Maximum permitted density of 404 Units Per Hectare
 - b. Increased maximum building height of 143 m for the 37 storey tower, 112 m for the 28 storey tower and 11 m for the 2 storey podium
 - c. Reduced minimum parking of 246 spaces
 - d. Minimum front yard setback of 2m
 - e. Reduced minimum landscape open space of 26%
 - f. Reduced minimum required loading space of 1”
4. **THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended by adding the following subsection to 4.1 thereof:

“4.1.418 – 0 Park Hill Road:

2. Notwithstanding 3.5.1 of the City of Cambridge Zoning By-law No. 150-85, the following regulations shall apply to the property in the OS1 zone to which

reference “S.4.1.418 is made on Schedule A and located at 130 Water Street North:

Driveway and servicing for a hotel and multiple residential dwelling shall be a permitted use”

5. **THAT** the Holding (H) provision may be lifted once the applicant has:
- a) Submitted an acknowledgement letter from the MOECP for a Record of Site Condition to Residential Standards on the subject property and,
 - b) Submitted a revised Stationary Noise Study to the satisfaction of the Region of Waterloo;
6. **AND THAT** this by-law shall come into force and effect on the date it is enacted subject to Official Plan Amendment No. 48 coming into effect pursuant to Subsection 24(2) of the *Planning* Act, R.S.O., 1990, c. P. 13, as amended.

ENACTED AND PASSED this 19th day of October, 2021

MAYOR

CLERK

Schedule “A” to By-law 21-073



This is Schedule A attached to and forming part of By-law

Lands affected by the by-law

Zoning Classification

COMMERCIAL

OPEN SPACE:

Technology Services

GIS Division

1:1,000

Purpose and Effect of By-law No. 21-073

130 Water Street North

The Purpose of this by-law is to further amend the site-specific zoning classification on the properties located at 130 Water Street North and 0 Park Hill Road (F)C1RM1

S.4.1.294 and from OS1 to OS1 S.4.1.418 with the following site-specific provisions:

- increased maximum density of 404 Units Per Hectare;
- increased maximum building height of 143 m (469 ft.) for the 37 storey tower, 112 m (367 ft) for the 28 storey tower and 11 m (36 ft.) for the 2 storey podium;
- reduced parking to 246 spaces;
- reduced front yard setback from 4.5 m (14.8 ft) to 2 m (6.5 ft.);
- reduced landscaped open space from 30% to 26%;
- reduced number of loading spaces from 2 to 1; and,
- permission for a driveway and servicing to be located within an Open Space zone.

The Effect of the by-law will permit the development of the property with a mixed use building with 37 storey condo building, 28 storey Hotel tower and 2 storey podium with commercial uses.