

THE CORPORATION OF THE CITY OF CAMBRIDGE

By-law 24-XXX

Being a By-law to amend Zoning By-law No. 150-85, as amended with respect to land municipally known as 777 Laurel Street and 308 Dolph Street North.

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

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 this Amendment was presented at the Public Meeting held September 5, 2023, and that a 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 lands municipally addressed as 777 Laurel Street and 308 Dolph Street North and legally described as Plan 716, Lot 216, Part of Lot 217, Plan 533, Part of Lot 3 to Part of Lot 6, RP58R9554, Parts 1 to 5, City of Cambridge, Regional Municipality of Waterloo, as shown outlined in heavy black on Schedule 'A' attached hereto and forming part of this by-law;
2. **THAT** Schedule 'A' to the City of Cambridge By-law 150-85, as amended, is hereby amended by changing the zoning classification of the lands shown outlined in heavy black in the attached Schedule 'A' to this By-law from General Industrial - M3 to Multiple Residential – (H) RM3 s.4.1.477.
3. **THAT** the aforesaid City of Cambridge Zoning By-law no. 150-85, as amended, is hereby further amended by adding the following subsection under section 4.1 thereof:
"4.1.477 – 777 Laurel Street and 308 Dolph Street"
 1. Notwithstanding the provisions of sections 1.2.2.1, 2.2.3 and 3.1.2.4 of this by-law, the following regulations shall apply to the lands in that RM3 zone classification to which parenthetical reference "s.4.1.477" is made on Schedule 'A' attached and forming part of the by-law:
 - a) The maximum density per net residential hectare shall be 385 units per hectare with a maximum of 1,215 residential units.
 - b) A maximum building height of up to 7 storeys shall be permitted on the subject lands in accordance with the minimum front, rear, interior and exterior side yard setbacks permitted in the RM3 zone.
 - c) A maximum building height of 8 storeys shall be permitted on the subject lands, provided a minimum setback of 10 metres from the front lot line abutting Laurel Street is provided.

- d) A maximum building height of 9 to 15 storeys shall be permitted on the subject lands, provided a minimum setback of 10 metres from the exterior lot line abutting Dolph Street North is provided and a minimum setback of 30 metres from the front lot line abutting Laurel Street is provided.
 - e) A maximum building height of 16 to 19 storeys shall be permitted, provided a minimum setback of 30 metres from the exterior lot line abutting Dolph Street North is provided and a minimum setback of 36 metres from the front line abutting Laurel Street is provided.
 - f) A minimum 30 metre setback from the rear lot line abutting the Canadian Pacific Railway shall be provided, or a 15 metre horizontal and 15 metre vertical setback, subject to Section 3 of the Railway Association of Canada's "Guideline for New Development in Proximity to Railway Operations" (Dialog & J.E. Coulter Associated Limited, May 2013).
 - g) The front lot line shall be all lot lines abutting Laurel Street.
 - h) The rear lot line shall be all lot lines abutting the Canadian Pacific Railway.
 - i) The exterior side lot line shall be the lot line abutting Dolph Street North.
 - j) All other lot lines shall be the interior side lot line.
 - k) A minimum required amenity area of 15 square metres per unit shall be provided, which shall include both private and common amenity area.
 - l) Parking shall be provided at a total minimum rate of 1.15 spaces per unit, which includes 1.0 parking spaces per residential unit, and 0.15 parking spaces per unit for visitors.
 - m) The minimum required width of a parking stall, not including barrier free stalls, shall be 2.75 metres.
 - n) Geothermal Wells are prohibited. A geothermal well is defined as a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five meters unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.
2. Notwithstanding the (H) Prefix Zone holding provisions as outlined in S.2.1.4 of the aforesaid City of Cambridge Zoning By-law, as amended, the removal of the (H) Holding Provision for the entirety of the lands zoned (H)RM3 S.4.1.477 may only be lifted upon submission of the following:

- a) Record of Site Condition (RSC) in accordance with O. Reg. 153/04, as amended, that has been filed with the Ministry of Environment, Conservation and Parks, and Ministry Acknowledgement Letter to the satisfaction of the City of Cambridge and the Region of Waterloo; and,
 - b) A detailed Transportation and Stationary Noise Study has been completed and mitigation measures addressed to the satisfaction of the Regional Municipality of Waterloo. The detailed stationary noise study shall review the potential impacts of noise (e.g. HVAC systems) on the sensitive points of reception and the impacts of the development on the adjacent noise sensitive uses.
4. **AND THAT** this By-law shall come into force and effect on the date it is enacted subject to Official Plan Amendment No. 79 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 28th day of May, 2024.

MAYOR

CLERK

Purpose and Effect

The purpose and effect of this By-law is to amend the zoning classification of the lands legally described and legally described as Plan 716, Lot 216, Part of Lot 217, Plan 533, Part of Lot 3 to Part of Lot 6, RP58R9554, Parts 1 to 5, City of Cambridge, Regional Municipality of Waterloo from General Industrial - M3 to the Multiple Residential - RM3 s.4.1.477 to facilitate a residential apartment development with site specific provisions for a maximum of 1,215 units.