

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 24-057

Being a by-law to amend Zoning By-law No. 150-85, as amended, with respect to lands municipally known as 201 Water Street South and 66 Highman Avenue

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 meetings was provided and adequate information regarding this Amendment was presented at public meetings held on March 5, 2024, and April 2, 2024, 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 201 Water Street South and 66 Highman Avenue and legally described as Part Subdivision Lot 2 Concession 10 Egr North Dumfries Part 1, 67R2799; T/W 1481114; S/T Right In 1481114; Cambridge; Subject to an Easement as in WR777964, and Lot 40 Plan 1059, Cambridge; S/T 210502, 219025 in the 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 OS1 and R4 to (H)RM3 s.4.1.447 and OS1;
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:
"4.1.447 – 201 Water Street South and 66 Highman Avenue"
 1. Notwithstanding the provisions of subsections 1.1.1, 2.1.11.1(b) and (e), 2.2.2.3, 2.4.2.3 and 3.1.2.4, of the by-law, the following regulations shall apply

to the RM3 zone to which parenthetical reference “S.4.1.447” is made on Schedule ‘A’ attached and forming part of the by-law:

- a) The Front Lot Line shall be the lot line that divides the lot from Water Street South.
- b) The Exterior Lot Line shall be the lot line that divides the lot from Highman Avenue.
- c) The Interior Side Lot Line (north side) shall be the north lot line.
- d) The Interior Side Lot Line (south side) shall be the south lot line.
- e) Minimum interior side yard (north side) shall be 6.0 metres.
- f) Minimum interior side yard (south side) shall be 30.0 metres and 12.7 metres for the building existing as of the date of passing of this by-law.
- g) Minimum exterior side yard shall be 57.0 metres.
- h) Minimum rear yard shall be 12.0 metres.
- i) Maximum density shall be 219 dwelling units per net residential hectare.
- j) The First Storey shall be the storey at the lowest elevation.
- k) Maximum Building Height, excluding mechanical penthouses, shall be 15 storeys at a maximum elevation of 311 metres above sea level, including a 6 storey podium at a maximum elevation of 281 metres above sea level.
- l) The maximum height of the buildings existing as of the date of the passing of this by-law shall be the existing height of those buildings.
- m) Minimum tower separation measured from exterior face of the building, between storeys 7 and 15, excluding balconies, shall be:
 - i. 45 metres from a tower on the same lot
 - ii. 30 metres from interior side lot line (north side)
 - iii. 47 metres from interior side lot line (south side)
- n) A maximum tower footprint shall be 1,000 square metres per tower.
- o) Parking facilities shall be permitted between the regulatory building line and street line no closer than 0.3 metres to the street line.
- p) Required off-street parking facilities for a use, building or structure on the lot may be partially located in the Open Space zone on the same lot.
- q) Minimum planting strips and fencing shall consist of one of the following:
 - i. a sodded or planting strip not less than 3 metres in width throughout along the lot line; or
 - ii. a sodded or planting strip not less than 1.5 metres in width throughout with a 1.5 metre high fence along the lot line, save and except for within 3 metres of a street line where a 0.9 metre high fence is required.

- r) The minimum distance between an accessory structure (retaining wall) and the front lot line or the interior side lot line (south side) shall be 0 metres.
 - s) Geothermal wells are prohibited. A Geothermal Well includes 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 metres 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.4.1.447 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;
 - b) A Transportation (road) and detailed Stationary Noise Study has been completed and implementation 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 adjacent noise sensitive uses.
 - c) A Monitoring Plan to monitor the re-establishment of the Regionally significant species to the satisfaction of City Environmental Planning.
 - d) An information pamphlet in accordance with the recommendations of the Environmental Impact Study to the satisfaction of City Environmental Planning.
 - e) Completion of an updated Shadow Study to the satisfaction of the City of Cambridge.
 - f) Preparation of a pre- and post-construction inspection plan, to identify any impacts on existing nearby residential lots as a result of the development of the site, to the satisfaction of the City of Cambridge.
 - g) The lands have been confirmed to be one (1) consolidated parcel to the satisfaction of the City of Cambridge.

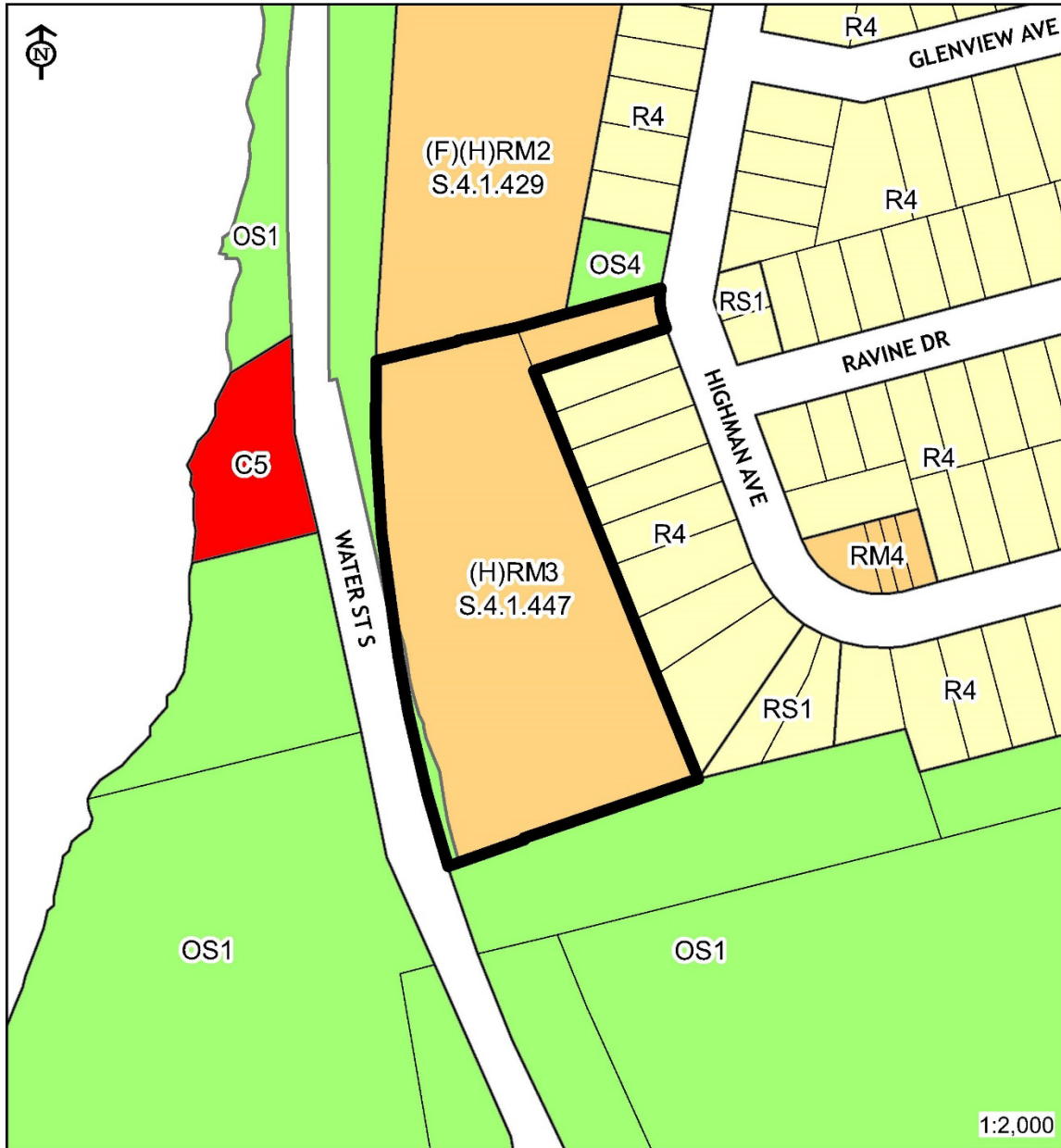
4. **AND THAT** this by-law shall come into force and effect on the date it is enacted subject to Official Plan Amendment No. 80 coming into effect pursuant to Subsection 24(2) of the Planning Act, R.S.O., 1990, c. P. 13, as amended.

ENACTED AND PASSED this 28th day of May 2024

MAYOR

CLERK

Schedule 'A'



This is Schedule A attached to and forming part of
By-law 24-057



Lands affected by the by-law

Zoning Classification

- OPEN SPACE
- MEDIUM HIGH DENSITY RESIDENTIAL

- LOW DENSITY RESIDENTIAL
- COMMERCIAL



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Purpose and Effect of Zoning By-law No. 24-057

The purpose and effect of this by-law is to amend the zoning classification of the lands legally described as Part Subdivision Lot 2 Concession 10 Egr North Dumfries Part 1, 67R2799; T/W 1481114; S/T Right In 1481114; Cambridge; Subject to an Easement as in WR777964, and Lot 40 Plan 1059, Cambridge; S/T 210502, 219025 in the City of Cambridge, Regional Municipality of Waterloo from OS1 and R4 to (H)RM3 s.4.1.447 and OS1 to facilitate a high density residential development with site specific regulations.