

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 24-114

Being a by-law to amend Zoning By-law No. 150-85, as amended, with respect to land municipally known as 725-775 Main Street

**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 December 13, 2022, 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 725-775 Main Street and legally described as Part Lot 4 Concession 10 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 'Residential' - (H)R4 with a Holding provision to 'Multiple Residential' – (H)RM3 S.4.1.479 with a Holding provision, 'Open Space' – OS1 and 'Open Space' – OS4;
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: "4.1.479 – 725-775 Main Street"
  1. Notwithstanding the provisions of subsections 1.1.1, 2.2.3, 3.1.2.4 and 3.1.2.6 of this by-law, the following regulations shall apply to the RM3 zone classification to which parenthetical reference "S.4.1.479" 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 Main Street.

- b) The Rear Lot Line shall be the lot line opposite of the Front Lot Line, including the lot lines abutting Ferncliffe Street.
  - c) A minimum front yard setback of 3 metres shall be permitted.
  - d) A minimum rear yard setback of 1.8 metres for a mixed terrace (stacked townhouse) shall be permitted.
  - e) A minimum interior side yard setback of 9 metres for the apartment building shall be permitted.
  - f) A minimum interior side yard setback of 1.5 metres shall be permitted for a mixed terrace (stacked townhouse) building located at the southeast corner of the property, south of the open space (wetland) lands.
  - g) The minimum density shall be 150 units per net residential hectare.
  - h) A minimum common amenity area of 3 square metres per dwelling unit shall be provided for the apartment building and mixed terrace (stacked townhouse) buildings.
  - i) A minimum private amenity area of 2 square metres per dwelling unit shall be provided for the apartment building and mixed terrace (stacked townhouse) buildings.
  - j) The minimum required width of a parking stall, not including barrier free stalls, shall be 2.75 metres.
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.4.1.479 may only be lifted upon submission of the following:
- a) A Buffer Enhancement Plan/Landscape Plan with a cost estimate has been submitted to the satisfaction of the City of Cambridge. The Plan shall include invasive species management, garbage/debris removal, and the relocation of the Common Hackberry tree located at the north end of the Locally Significant Natural Area to the buffer restoration area (if determined feasible by a certified arborist);
  - b) A homeowner brochure has been submitted to the satisfaction of the City of Cambridge;
  - c) Preparation of a pre-, during- and post-construction monitoring plan with a cost estimate has been submitted 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. 83 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 5<sup>th</sup> day of November 2024.

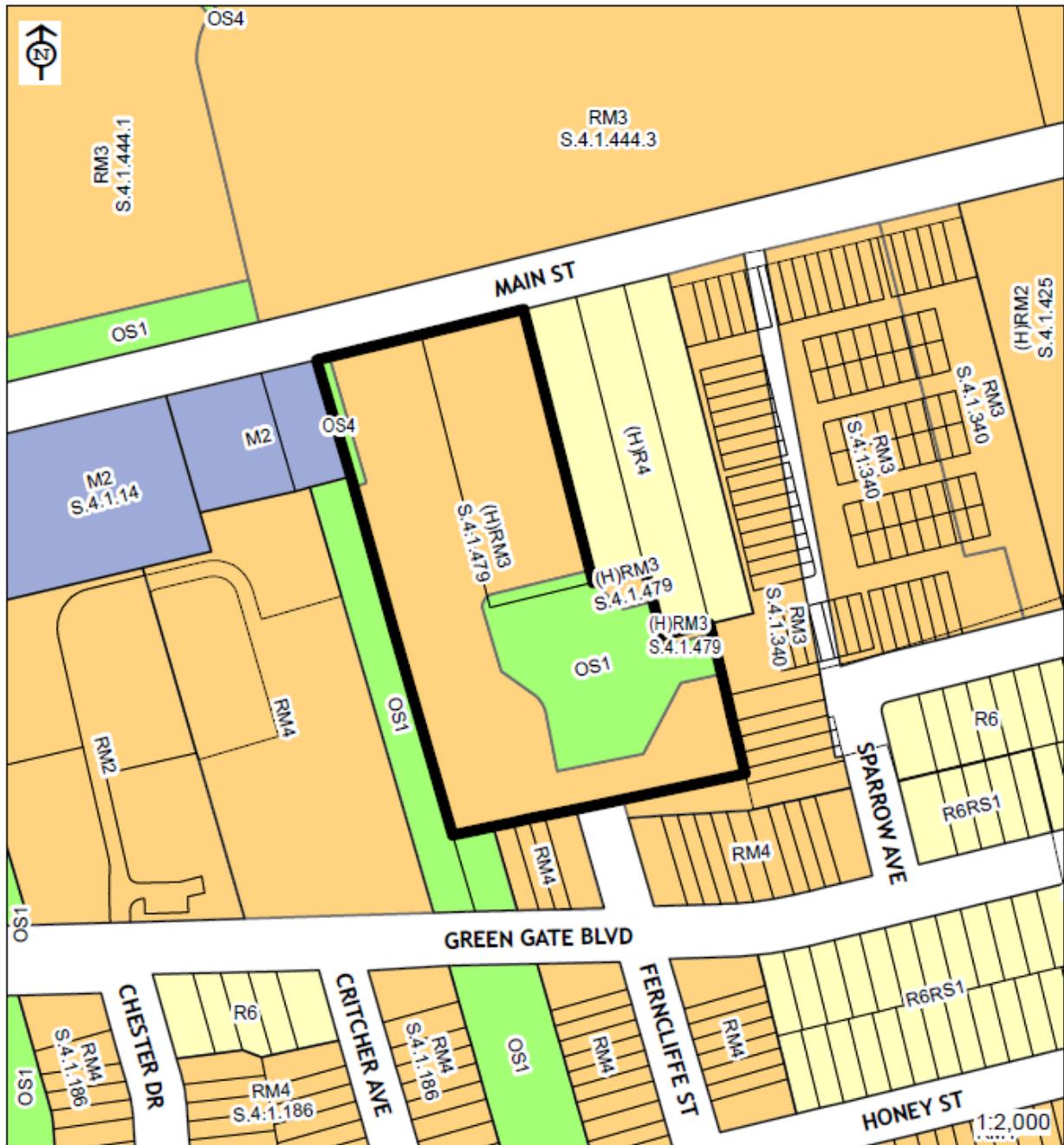
---

MAYOR

---

CLERK

Schedule 'A'



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

 Lands affected by the by-law

Zoning Classification

-  OPEN SPACE
-  MEDIUM HIGH DENSITY RESIDENTIAL

 LOW DENSITY RESIDENTIAL

 INDUSTRIAL



Wednesday, September 25, 2024 10:07:33 AM  
G:\CORP\78780022\_01\_GIS\Information Products\MapArea\Map25\_778\MapArea.mxd - sep2024

**Purpose and Effect By-law No. 24-114**

The purpose and effect of this by-law is to amend the zoning classification of the lands legally described as Part Lot 4 Concession 10 in the City of Cambridge, Regional Municipality of Waterloo from 'Residential' - (H)R4 with a Holding provision to 'Multiple Residential' – (H)RM3 s.4.1.479 with a Holding provision, 'Open Space' – OS1 and 'Open Space' – OS4 to facilitate the development of an apartment building and four (4) stacked townhouse buildings for a total of 233 dwelling units with site-specific provisions.