

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 24-124

Being a by-law to amend Zoning By-law No. 150-85, as amended,
with respect to land municipally known as 36 Elliott 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 October 15, 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 36 Elliott Street and legally described as Plan 445, Pt Lot 11, 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 – R4 to Multiple Residential – RM3 s.4.1.452.
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:

“4.1.452 – 36 Elliott Street”

1. Notwithstanding the provisions of subsections 2.4.2.3 (d), 3.1.1.4b) and 3.1.2.6 of this by-law, the following regulations shall apply to the RM3 zone classification to which parenthetical reference “s.4.1.452” is made on Schedule ‘A’ attached to and forming part of this by-law:
 - a) The maximum density per net residential hectare shall be 61 units per hectare.
 - b) A minimum lot frontage of 15.3 metres as existing shall be permitted.
 - c) A minimum interior side yard (east side) of 2.5 metres shall be permitted.
 - d) A minimum interior side yard (west side) of 3.2 metres shall be permitted.
 - e) A minimum common amenity area of 12.5 square metres per unit shall be provided.
 - f) A minimum landscaped area within the required front yard of 39% shall be permitted.
 - g) A minimum 30% of windows and/or door openings on the street-facing façade of the building shall be provided.
 - h) A minimum planting strip of 1.5 metres in width shall be provided and must consist of trees or vegetation not less than 1.5 metres in height, and a 1.5 metre high solid fence or wall shall be provided along the lot line (applies to the area not abutting the parking).
 - i) A minimum planting strip of 0.9 metres in width shall be permitted with a 1.5 metre high solid fence or wall provided along the lot line (applies only to the area abutting the parking).
 - j) Geothermal Wells are prohibited on site. 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

overlying a vulnerable aquifer have been removed through construction or excavation.

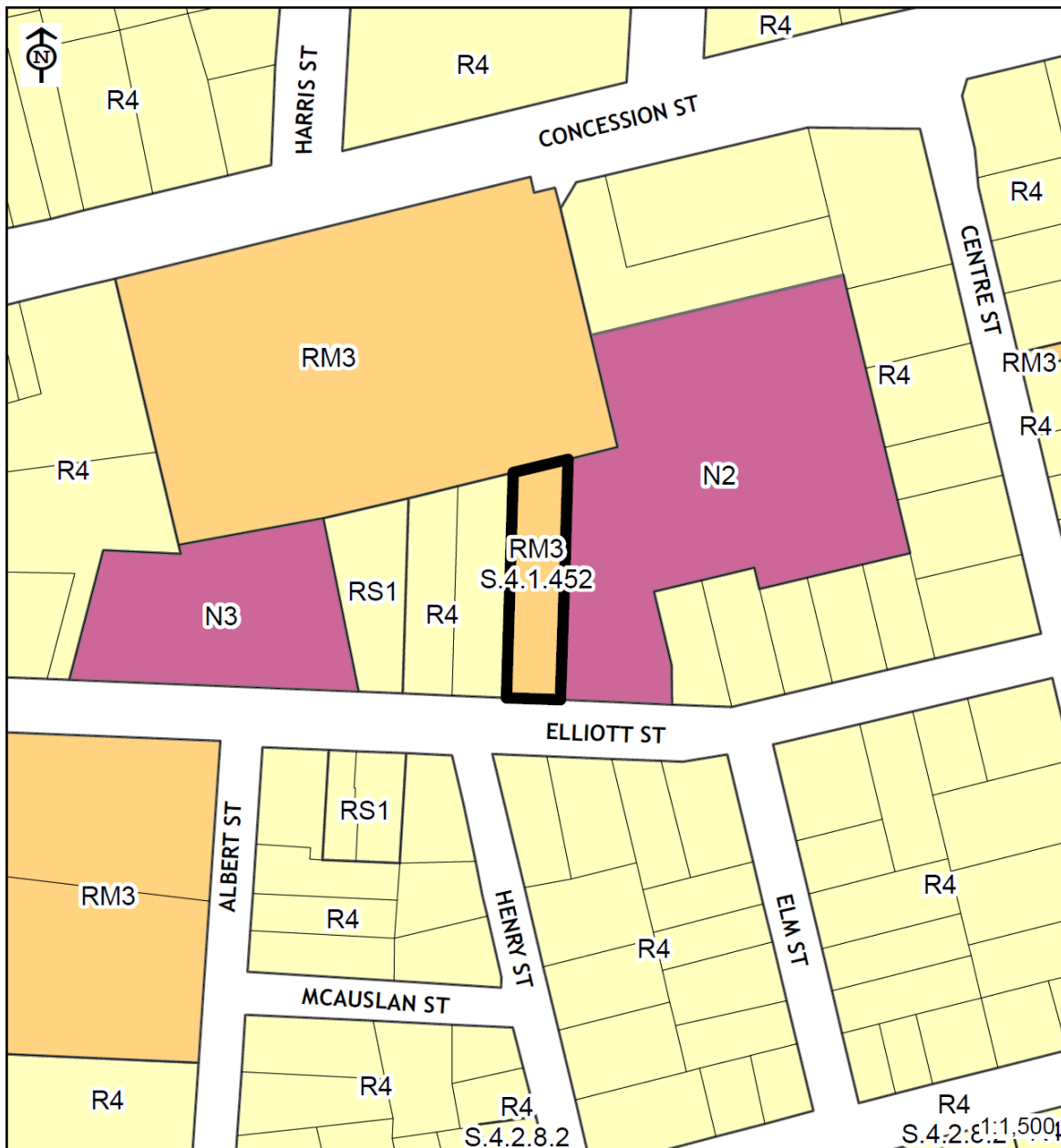
4. **AND THAT** this by-law shall come into force and effect on the date it is enacted subject to Official Plan Amendment No. 87 coming into effect pursuant to Subsection 24(2) of the *Planning Act*, R.S.O., 1990, c. P. 13, as amended.

ENACTED AND PASSED this 3rd day of December, 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

 MEDIUM HIGH DENSITY RESIDENTIAL



LOW DENSITY RESIDENTIAL



INSTITUTIONAL



Technology Services
GIS Division

Monday, October 28, 2024 2:03:48 PM
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Purpose and Effect

The purpose and effect of this By-law is to amend the zoning classification of the lands legally described as Plan 445, Pt Lot 11, in the City of Cambridge, Regional Municipality of Waterloo from Residential – R4 to the Multiple Residential – RM3 s.4.1.452 to facilitate a 6-unit mixed terrace (stacked townhouse) development with site specific provisions.