

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 lands municipally known as a portion of 800 Briardean Road, 1285 Speedsville Road, 1455 Speedsville Road and unaddressed lands located at the northeast corner of Speedsville Road and Equestrian Way.

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 a public meeting held on May 25, 2021, 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 a portion of 800 Briardean Road, 1285 Speedsville Road, 1455 Speedsville Road and unaddressed lands located at the northeast corner of Speedsville Road and Equestrian Way, and legally described as Part of Lots 9, 10 and 11, Concession 1, Beasley's Lower Block, Formerly in the Township of Waterloo, now 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** Map D8 and D9 to the City of Cambridge By-law 150-85, as amended, and Schedule 'A' to By-law 213-15 is hereby further amended by changing the zoning classifications of the lands shown outlined in heavy black in the attached Schedule 'A' to this By-law from A1, (E)A1, RM3 s.4.1.303A, RM3 s.4.1.303E, RM3/CS5 s.4.1.303B and OS1 Zones to RM3/CS5 s.4.1.303B.1, RM3 s.4.1.303E, (H)RM3 s.4.1.303E, RM4 s.4.1.303A, (H)RM4 s.4.1.303A, OS1, OS4, and N1 s.4.1.303N Zones.
3. **THAT** the aforesaid City of Cambridge Zoning By-law no. 150-85, as amended, is hereby further amended by deleting subsection 4.1.303A and replacing it with the following subsection 4.1.303A:

4.1.303A River Mill Community (Neighbourhood Residential)

Notwithstanding the provisions of Section 3 of this by-law, the following regulations shall apply to the lands in the RM4 Zone to which parenthetical reference to s.4.1.303A is made on Schedule 'A' attached to and forming part of this by-law:

1. Detached one-family dwellings shall be subject to the R6 Zone provisions of Section 4.1.303C.1 of By-law 213-15.
2. Semi-detached dwellings shall be subject to the provisions of the RS Zone requirements of Section 3.1.2.3 of By-law 150-85, except notwithstanding Section 3.1.2.3(g), (j) and (k) of By-law 150-85:
 - (a) Minimum exterior side yard shall be 3.0 metres;
 - (b) Maximum lot coverage shall be 52%; and,
 - (c) Minimum landscaped open space shall be 25%.
3. Notwithstanding Section 2.1.15 and Section 3 of By-law 150-85, the following shall apply to linear row houses and cluster row houses in the RM4 Zone:

Zone Provisions	Linear Row Houses	Cluster Row Houses	Cluster Row Houses (Back-to-Back)	Cluster Row Houses (Mixed Terrace/Stacked)
Minimum Lot Frontage	5.5 m per dwelling unit	20 m	20m	20m

Zone Provisions	Linear Row Houses	Cluster Row Houses	Cluster Row Houses (Back-to-Back)	Cluster Row Houses (Mixed Terrace/Stacked)
Minimum Lot Area	160 m ²	500 m ²	500 m ²	500 m ²
Minimum Yard to Garage facing a public street	6.0 m	5.5 m	5.5 m	5.5 m
Minimum Yard to House facing a public street	4.5 m (front yard) 3 m (exterior side yard)	3 m	3 m	3 m
Minimum interior side yard	1.2 m	1.2 m	1.2 m	1.2 m
Minimum rear yard	6.0 m	6.0 m	6.0 m	6.0 m
Minimum Yard to a lot line shared with a R-Class Zone	6.0 m rear yard 1.5 m side yard	6.0 m rear yard 1.5 m side yard	6.0 m rear yard 1.5 m side yard	6.0 m rear yard 1.5 m side yard
Minimum Distance between buildings on same lot (side wall to side wall)	N/A	2.4 m	2.4 m	2.4 m
Minimum Distance between buildings on same lot (front wall to rear wall)	N/A	10 m	10 m	10 m
Minimum Distance between buildings on same lot (front wall to front wall)	N/A	10 m	10 m	10 m

Zone Provisions	Linear Row Houses	Cluster Row Houses	Cluster Row Houses (Back-to-Back)	Cluster Row Houses (Mixed Terrace/Stacked)
Minimum Distance between buildings on same lot (front or rear wall to side wall)	N/A	8 m	8 m	8 m
Minimum Gross Floor Area per unit	70 m ²	70 m ²	70 m ²	43 m ²
Maximum Lot Coverage	60%	60%	60%	60%
Minimum Landscaped Open Space	25%	25%	25%	25%
Minimum Landscaped Open Space within the required or established Front Yard	25%	25%	25%	25%
Minimum Private Amenity Area per dwelling unit	30m ²	30m ²	4m ² (provided as terrace and/or balcony)	4m ² (provided as terrace and/or balcony)
Minimum Common Amenity Area per dwelling unit	N/A	N/A	N/A	N/A
Maximum number of Attached Dwellings	8	8	16	N/A

Zone Provisions	Linear Row Houses	Cluster Row Houses	Cluster Row Houses (Back-to-Back)	Cluster Row Houses (Mixed Terrace/Stacked)
Maximum density (units per net residential hectare)	55	55	55	100
Corner Lot Sightlines	10 m	10 m	10 m	10 m
Setback of access driveway from intersection of two street lines	N/A	6 m	6 m	6 m
Maximum Encroachments open or covered unenclosed porches, patios, decks not exceeding 3 m in height	3 m into the minimum required front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices	3 m into the minimum required front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices	3 m into the minimum required front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices	3 m into the minimum required front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices
Maximum Encroachment/ Projection of open or covered unenclosed balconies	3.0 m into any required yard	3.0 m into any required yard	3.0 m into any required yard	3.0 m into any required yard
Maximum Encroachment of steps above or below grade	3 m into any required front yard	3 m into any required front yard	3 m into any required front yard	3 m into any required front yard

Zone Provisions	Linear Row Houses	Cluster Row Houses	Cluster Row Houses (Back-to-Back)	Cluster Row Houses (Mixed Terrace/Stacked)
Maximum Encroachments of Bay window, either with or without foundations	0.9 m into a required front, rear, and/or exterior side yard	0.9 m into a required front, rear, and/or exterior side yard	0.9 m into a required front, rear, and/or exterior side yard	0.9 m into a required front, rear, and/or exterior side yard
Maximum Encroachment of sills, cornices, eaves, gutters, chimneys, or pilasters	0.75 m into any required yard	0.75 m into any required yard	0.75 m into any required yard	0.75 m into any required yard

4. In addition to the provisions of Section 4.1.303A of this by-law, the following regulation shall apply to Apartment House Dwellings in the RM4 Zone:
 - (a) the minimum setback of any apartment building to the north/south leg of Briardean Road shall be 50 m.

5. Notwithstanding the provisions of Section 2.2.2.3 (f) of this by-law, no access driveway, aisle, parking stall or parking lot in an RM-class zone shall be located within 3.0 m of a window of a habitable room of a dwelling unit as measured perpendicular to the wall containing such window, where the surface of the floor in such habitable room is less than 1.0 m above the finished grade.

6. Notwithstanding the creation of lot lines by registration of a condominium, the zoning regulations for cluster development in the RM4 Zone, as set out herein, shall be applied to the entirety of the lands zoned RM4, not the individual lots created through condominium registration.

4. **THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended by deleting subsection 4.1.303B and replacing with a new subsection 4.1.303B.1 as follows:

4.1.303B.1 – River Mill Community (Mixed-Use Main Street North)

Notwithstanding the provisions of Section 3.3 of this By-law, the following regulations shall apply to the lands in the RM3/CS5 Zone to which parenthetical referenced to s.4.1.303B.1 is made on Schedule ‘A’ attached to and forming part of this By-law:

1. The following uses shall be permitted in either a standalone building or a freestanding building or in a shopping centre:
 - (a) Any use permitted in the CS5 Zone, including a food store with a maximum Gross Leasable Commercial Floor Area of 3,000 m² and a pharmacy having a maximum Gross Leasable Commercial Floor Area of 1,800 m²;
 - (b) A Drive-Through Facility;
 - (c) A minimum of 1,500 m² of Gross Leasable Commercial Floor Area shall be constructed. The floor area shall include all lands zoned RM3/CS5 s. 4.1.303B Zone, and RM3/CS5 s. 4.1.303B.1 Zone;
 - (d) No commercial use permitted in the CS5 Zone shall have a Gross Leasable Commercial Floor Area that exceeds 1,000 m², except for as provided in Section 2(a) above;
 - (e) Any use permitted in the RM3 Zone, except single detached and semi-detached dwellings; and,
 - (f) Any combination of uses in the CS5 and RM3 Zones within the same building.

2. Notwithstanding Section 3.3.3.3, the following regulations shall apply to uses permitted by 2 (a) through 2 (c) above:

Zone Provisions	Zone Provision
Minimum Gross Leasable Commercial Floor Area	100 m ²
Maximum Gross Leasable Commercial Floor Area	11,000 m ²
Minimum Setback to Speedsville Road	4.5 m
Minimum Front Yard (to Equestrian Way)	1.5 m
Maximum Front Yard (to Equestrian Way)	6.0 m

Minimum Setback for a Drive-Through Facility to Equestrian Way	30.0 m
Minimum Interior Side Yard	1.5 m
Minimum Exterior Side Yard	1.5 m
Maximum Exterior Side Yard	4.5 m
Minimum Rear Yard	3.0 m
Minimum Interior Side Yard or Rear Yard abutting an R-Class Zone	7.5 m
Minimum Building Height	6.0 m
Maximum Building Height	13.5 m
Maximum Lot Coverage	No Maximum

3. Where off-street parking is provided on private property alongside and directly accessed from Equestrian Way, the minimum and maximum front yard setback shall be measured from the edge of those parking spaces.

4. Notwithstanding sections 3.1.2.4 (g) (i) and (ii) and 3.3.3.3 of this by-law, the following regulations shall apply to linear row houses, cluster row houses/stacked and back to back townhouses (mixed terraces) and apartment houses in the RM3 Zone:

Zone Provisions	Linear Row Houses	Cluster Row Houses/ Back-To-Back/Mixed Terraces (Stacked)	Apartment Houses
Minimum Gross Floor Area per dwelling unit (one or more bedrooms)	70 m ²	70 m ² , except 43 m ² for stacked	43 m ²
Maximum Building Height	13.5 m	4 storeys	8 storeys
Maximum Lot Coverage	60%	60%	N/A
Maximum Number of Attached Units	8	8, except 16 for back-to-back and N/A for Stacked	N/A

Zone Provisions	Linear Row Houses	Cluster Row Houses/ Back-To-Back/Mixed Terraces (Stacked)	Apartment Houses
Minimum Private Amenity Area per Unit	30 m ²	30 m ² , except 4 m ² provided on a balcony or terrace for back-to-back and/or stacked	4 m ² provided on a balcony or terrace
Maximum Density of units per net hectare	55	100	200
Minimum Landscaped Open Space with the required or established Front Yard	25%	25%	25%
Minimum Setback to the designated right-of-way of Speedsville Road (1) (2)	7.5 m	7.5 m	7.5 m
Minimum Setback to land zoned Open Space (1) (2)	6.0 m rear yard 1.5 m side yard	6.0 m rear yard 1.5 m side yard	7.5 m
Maximum Encroachments of open or covered unenclosed porches, patios, decks not exceeding 3 m in height	3 m into the minimum required front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices	3 m into the minimum required front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices	3 m into the minimum required front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices

Zone Provisions	Linear Row Houses	Cluster Row Houses/ Back-To-Back/Mixed Terraces (Stacked)	Apartment Houses
Maximum Encroachment/ Projection of open or covered unenclosed balconies	3.0 m into any required yard	3.0 m into any required yard	3.0 m into any required yard
Maximum Encroachment of sills, cornices, eaves, gutters, chimneys, or pilasters	0.75 m into any required yard	0.75 m into any required yard	0.75 m into any required yard

- (1) Notwithstanding the minimum yards above and Section 2.1.15, balconies, vents, canopies, underground parking stairs, underground parking ramps, underground parking shafts, shoring, utilities, retaining walls, roof overhangs, and handrail systems are permitted to encroach 3.0 m into any required yard.
 - (2) Notwithstanding the minimum yards above and Section 2.1.15, underground parking structures are permitted to the property line with a zero yard setback. For additional clarity, the parking structure shall not be permitted in any lands required by the Region of Waterloo or the City of Cambridge as part of a road dedication.
5. Notwithstanding the provisions of Section 2.4.3 of the Zoning By-law, landscaping adjacent to a street line shall not be required for the blocks with front yards onto Equestrian Way or exterior side yards onto other public streets for buildings having a setback less than or equal to 4.5 m.

- 6. Notwithstanding the provision of Section 2.2.2.3 (f) of this by-law, no access driveway, aisle, parking stall or parking lot in an RM-class zone shall be located within 3.0 m of a window of a habitable room of a dwelling unit as measured perpendicular to the wall containing such window, where the surface of the floor in such habitable room is less than 1.0 m above the finished grade.
 - 7. Notwithstanding the creation of lot lines by registration of a condominium, the zoning regulations for cluster development in the RM3/CS5 Zones, as set out herein, shall be applied to the entirety of the lands zoned RM3/CS5, not the individual lots created through condominium registration.
5. **THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended is hereby further amended by deleting subsection 4.1.303E and replacing it with a new subsection 4.1.303E as follows:

4.1.303E River Mill Community (Speedsville Apartment Block)

Notwithstanding Section 3.1.2.4 , cluster row houses/back-to-back/mixed terraces (stacked) dwellings shall be added as a permitted use to the RM3 Zone to which parenthetical reference to s.4.1.303E is made on Zoning Schedule ‘A’ attached to and forming part of the aforesaid City of Cambridge Zoning By-law No. 150-85, so that paragraph s.4.1.303E reads as follows:

- 1. Notwithstanding Section 2.1.15, 2.4.1, 2.4.2, and Section 3, the following regulations shall apply to cluster row house dwellings and apartment house dwellings in the RM3 Zone:
- 2. Notwithstanding subsection 4.1.303E.1 be amended by deleting the table in its entirety and replacing it with the following table:

Zone Provisions	Cluster Row Houses	Cluster Row Houses/ Back-To-Back/Mixed Terraces (Stacked)	Apartment Houses
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Minimum Lot Frontage ⁽⁴⁾	20 m	20 m	30 m
Maximum Density (dwelling units per net residential hectare)	75	100	200
Minimum Front Yard ⁽¹⁾⁽²⁾⁽⁴⁾	3 m	3 m	4.5 m, except 7.5 m on Speedsville Road
Minimum Interior Side Yard ⁽¹⁾⁽²⁾⁽⁴⁾	1.2 m	1.2 m	3 m for the first 2 storeys, plus 1.5 m for each additional storey, to a total required of 12
Minimum Rear Yard ⁽¹⁾⁽²⁾⁽⁴⁾	6.0m	6.0m	3 m for the first 2 storeys, plus 1.5 m for each additional storey, to a total required of 12
Minimum Gross Floor Area per unit	70 m ²	43 m ²	43 m ²
Minimum Amenity Area per unit (m ² per dwelling unit) ⁽¹⁾⁽²⁾⁽⁴⁾	N/A	N/A	20 m ²

Minimum Private Amenity Area per unit (m ² per dwelling unit)	30 m ²	4 m ² (provided as terrace and/or balcony)	4 m ² (provided as terrace and/or balcony)
Maximum Building Height	4 storeys	10 storeys within 85 m of Speedsville Road street line and 6 storeys if located further than 85.1 m from Speedsville Road	10 storeys within 85 m of Speedsville Road street line and 6 storeys if located further than 85.1 m from Speedsville Road
Maximum Lot Coverage (4)	60%	60%	N/A
Minimum Landscaped Open Space (4)	25%	25%	20%
Minimum Landscaped Open Space within the required or established Front yard (4)	25%	25%	25%
Minimum width of planting strips required by Section 2.4.1 and 2.4.2	1.5 m	1.5 m	1.5 m

Maximum Encroachments open or covered unenclosed porches, patios, decks not exceeding 3 m in height	3 m into the minimum required front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices	3 m into the minimum required front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices	3 m into the minimum required front or rear yard and 1.8 m into the minimum required exterior side yard including eaves and cornices
Maximum Encroachment/ Projection of open or covered unenclosed balconies	3.0 m into any required yard.	3.0 m into any required yard.	3.0 m into any required yard.
Maximum Encroachment of sills, cornices, eaves, gutters, chimneys, or pilasters	0.75 m into any required yard	0.75 m into any required yard	0.75 m into any required yard
Minimum setback to land zoned in the Open Space Class (1)(2)(4)	6.0m rear yard 1.5m side yard	6.0m rear yard 1.5m side yard	7.5 m

- (1) Notwithstanding the minimum yards above and Section 2.1.15, balconies, vents, canopies, underground parking stairs, underground parking ramps, underground parking shafts, shoring, utilities, retaining walls, roof overhangs, and handrail systems are permitted to encroach 3.0 into any required yard.
- (2) Notwithstanding the minimum yards above and Section 2.1.15, underground parking structures are permitted to the property line with a zero yard setback.
- (3) Notwithstanding the provision of Section 2.2.2.3 (f) of this by-law, no access driveway, aisle, parking stall or parking lot in an RM-class zone shall be located within 3.0 m of a window of a habitable room of a dwelling unit as measured perpendicular to the wall containing such window, where the surface of the floor in such habitable room is less than 1.0m above the finished grade.
- (4) Notwithstanding the creation of lot lines by registration of a condominium, the zoning regulations for cluster development in the RM3 zone, as set out herein,

shall be applied to the entirety of the lands zoned RM3, not the individual lots created through condominium registration.

6. **THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended by amending Section 4.1, thereof, with the addition of subsection 4.1.303N, as follows:
 1. That notwithstanding Section 3.2.1.1, where institutional uses cease on lands Zoned 4.1.303N, uses permitted under Section 4.1.303A herein, may be permitted without further zoning by-law amendment, provided the uses are compliant with the zoning requirements as described within this by-law.
 2. A school facility may be permitted a maximum building height of 3 storeys.
7. **THAT** notwithstanding the (H) Prefix Zone holding provisions as outlined in section 2.1.4 of the aforesaid City of Cambridge Zoning By-law, as amended, the removal of the (H) Holding Provision for the portion of the subject lands Zoned (H)RM4 s. 4.1.303A and (H)RM3 s.4.1.303E on the attached schedule may only be lifted upon submission of the following:
 1. Hydrogeology Study that assesses the suitability of geothermal wells on the lands to the satisfaction of the City of Cambridge and Regional Municipality of Waterloo. Geothermal wells are 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.
8. **AND THAT** this By-law shall come into force and effect on the date it is enacted Subject to Official Plan Amendment No. 86 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 8th day of October, 2024.

MAYOR

CLERK

Purpose and Effect of By-law No 24-_____

The purpose and effect of this by-law is to amend the zoning classification of the lands known municipally as 1285 Speedsville Road, 1455 Speedsville Road, Portion of 800 Briardean Road and unaddressed lands located at the northeast corner of Speedsville Road and Equestrian Way, as shown on Appendix A attached hereto, from A1, (E)A1, RM3 s.4.1.303A, RM3 s.4.1.303E, RM3/CS5 s.4.1.303B and OS1 Zones, to the RM3/CS5 s.4.1.303B.1, RM3 s.4.1.303E, (H)RM3 s.4.1.303E, RM4 s.4.1.303A, (H)RM4 s.4.1.303A, OS1, OS4, and N1 s.4.1.303N Zones to guide the implementation of a mixed-use subdivision that will include residential apartments, townhouses along with commercial uses, a school, park and trails, and open space.