

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 24-092

Being a by-law to amend Zoning By-law 150-85, as amended, with respect to lands municipally known as Part of 1065 Speedsville Road

**WHEREAS** Council of the City of Cambridge has the authority pursuant to Section 34 and 36 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 April 4<sup>th</sup>, 2023 and August 13<sup>th</sup>, 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 described as Part of 1065 Speedsville Road; 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. **AND THAT** the City of Cambridge Zoning By-law, being Schedule 'A' to By-law No. 150-85, as amended, is hereby amended by rezoning the subject lands from the (H)RM3/CS5 S.4.1.303B Zone to (H)RM3/CS5 S.4.1.480 Zone, as delineated on Schedule 'A' attached hereto;
3. **AND THAT** the City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended by adding a new subsection 4.1.480 under section 4.1 thereof, as follows:

"4.1.480" – River Mill Community (Mixed-Use Main Street South)

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 reference to "s.4.1.480" 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 / 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 m<sup>2</sup> and a pharmacy having a maximum Gross Leasable Commercial Floor Area of 1800 m<sup>2</sup>;
  - (b) No commercial use permitted in the CS5 Zone shall have a Gross Leasable Commercial Floor Area that exceeds 1,000 m<sup>2</sup>, except for as provided in section 1(a) above;
  - (c) A minimum of 1,500 m<sup>2</sup> of Gross Leasable Commercial Floor Area shall be constructed. The floor area shall include all lands zoned RM3/CS5 s.4.1.480, RM3/CS5 s.4.1.420, and RM3/CS5 s.4.1.303B;
  - (d) Any use permitted in the RM3 Zone, except single detached and semi-detached dwellings; and,
  - (e) Any combination of uses in the CS5 and RM3 within the same building.
  
2. Notwithstanding section 3.3.3.3, the following regulations shall apply to uses permitted by 1 a) and 1 c) above:

Zone Provisions	Requirements
Minimum Gross Leasable Commercial Floor Area	100 m <sup>2</sup>
Maximum Gross Leasable Commercial Floor Area	11,000 m <sup>2</sup>
Minimum Setback to Speedsville Road Right-of-Way	4.5 m
Minimum Setback to Equestrian Way Right-of-Way	1.5 m
Maximum Setback to Equestrian Way Right-of-Way	7.25 m
Minimum Setback to Daylight Triangle	3.0 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

Zone Provisions	Requirements
Minimum Building Height	6.0 m
Maximum Building Height	13.5 m
Minimum Façade Height for Buildings fronting Equestrian Way	7.5 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 setbacks shall be measured from the edge of those parking spaces.
4. No drive-through lanes shall be permitted within a RM3/CS5 zone.
5. Notwithstanding sections 3.1.2.4 (g) (i) and (ii), 3.1.2.5, and 3.1.2.6 of this by-law, the following regulations shall apply to linear row houses, cluster row houses, mixed terraces (back-to-back and stacked townhouses) and apartment houses in the RM3 zone:

Zone Provisions	Linear Row Houses	Cluster Row Houses / Mixed Terraces (Back-to-back and Stacked Townhouses)	Apartment Houses
Minimum Lot Area	165 m <sup>2</sup>	n/a	n/a
Minimum Lot Frontage	5.5 m	20 m	30 m
Minimum Front Yard <sup>(2)(3)</sup>	1.5 m	1.5 m	1.5 m
Minimum Front Yard for Garage	5.5 m	5.5 m	5.5 m
Maximum Front Yard <sup>(2)(3)</sup>	4.5 m	4.5 m	7.25 m, n/a for underground parking structure
Minimum Interior Side Yard <sup>(2)(3)</sup>	1.5 m	3 m	4.5 m

Zone Provisions	Linear Row Houses	Cluster Row Houses / Mixed Terraces (Back-to-back and Stacked Townhouses)	Apartment Houses
Minimum Exterior Side Yard <sup>(2)(3)</sup>	3 m	3 m	4.5 m
Minimum Rear Yard <sup>(2)(3)</sup>	6 m	6 m	6 m
Minimum Setback to Daylight Triangle	3 m	3 m	3 m
Minimum Building Height	7.5 m	7.5 m	7.5 m
Maximum Building Height <sup>(1)</sup>	13.5 m	No portion of the building shall be greater than 14 m (4 storeys) in height measured from the grade of the Equestrian Way property boundary, exclusive of any mechanical, electrical or elevator equipment on the roof, screening thereof, access stair, parapet, chimney stack, or any partially exposed parking structure	No portion of the building shall be greater than 14 m (4 storeys) in height measured from the grade of the Equestrian Way property boundary, exclusive of any mechanical, electrical or elevator equipment on the roof, screening thereof, access stair, parapet, chimney stack, or any partially exposed parking structure
Minimum Gross Floor Area per dwelling unit (one or more bedrooms)	70 m <sup>2</sup>	70 m <sup>2</sup>	43 m <sup>2</sup>

Zone Provisions	Linear Row Houses	Cluster Row Houses / Mixed Terraces (Back-to-back and Stacked Townhouses)	Apartment Houses
Maximum Lot Coverage	60%	60%	n/a
Minimum Landscaped Open Space	30%	30%	30%
Maximum Number of Attached Units	8	8 for cluster row houses, 16 for back-to-back towns and n/a for stacked towns	n/a
Minimum Private Amenity Area per unit	30 m <sup>2</sup>	30 m <sup>2</sup> for cluster row houses, except 4 m <sup>2</sup> provided on a balcony or terrace for back-to-back and stacked towns	4 m <sup>2</sup> provided on a balcony or terrace
Minimum Common Amenity area per dwelling unit	N/A	N/A	10%
Maximum Density of units per gross hectare	55	100	200
Minimum Landscaped Open Space within the required or established Front Yard	25%	25%	30%
Minimum Distance between buildings on same lot side wall to side wall	3 m	3 m	3 m

Zone Provisions	Linear Row Houses	Cluster Row Houses / Mixed Terraces (Back-to-back and Stacked Townhouses)	Apartment Houses
Minimum Distance between buildings on same lot between (1) a front wall and rear wall (2) a front wall and another front wall and (3) a rear wall and another rear wall	10 m	10 m	10 m
Minimum Distance between buildings on same lot between front or rear wall and side wall	8 m	8 m	8 m
Maximum Encroachments of open or covered unenclosed porches, patios, decks not exceeding 3 m in height	3.0 m into the minimum required front yard, exterior side yard and rear yard	3.0 m into the minimum required front yard, exterior side yard and rear yard	3.0 m into the minimum required front yard, exterior side yard and rear yard
Maximum Encroachment 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 any provision of this zoning by-law, no habitable floor space shall be permitted above 340 meters above sea level.
  - (2) 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.
  - (3) Notwithstanding the minimum yards above and Section 2.1.15, underground parking structures are permitted to the property line with a zero yard setback.
6. 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 buildings that have front or exterior side yards onto Equestrian Way or Speedsville Road.
  7. Notwithstanding any provision of this by-law, no habitable floor spaces shall be permitted above the geodetic elevations of 340 meters above sea level.
  8. Notwithstanding the provision of Section 2.2.2.3 (f) of this by-law, no access driveway, aisle, parking stall or parking lot 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.
  9. 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.
  10. THAT prior to the lifting of the Holding (“H”) provision, the following will be completed to the satisfaction of the City of Cambridge and the Regional Municipality of Waterloo:
    - e. The applicant has made application for site plan approval for

the proposed development of the lands on which the Holding is proposed to be lifted, such site plan has received approval in principle or conditional approval from the City of Cambridge, and the Applicant has provided a Stationary Noise Study prepared by a qualified engineer which confirms the proposed development will meet the performance limits in the Ministry of Environment and Climate Change NPC-300 Guideline.

4. AND THAT this by-law shall come into force and effect on the date it is enacted and passed by Council of the Corporation of the City of Cambridge, subject to notice hereof being circulated in accordance with the Planning Act and Ontario Regulation 545/06.

**ENACTED AND PASSED** this 8th day of October 2024

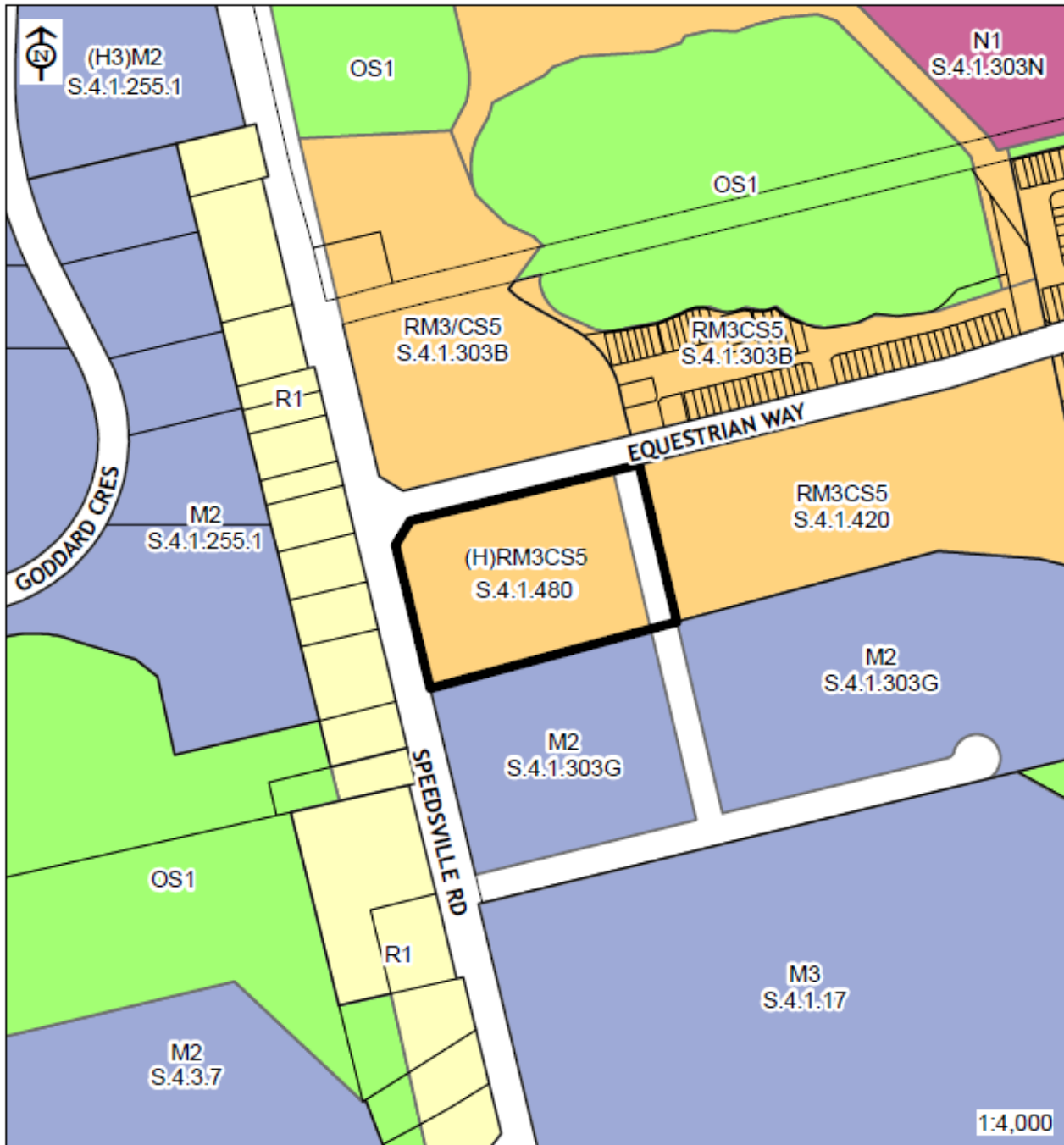
---

MAYOR

---

CLERK





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

INSTITUTIONAL

INDUSTRIAL



Tuesday, August 27, 2014 2:22:33 PM

\\C:\GIS\PROJECTS\2014\GIS\Information\Products\Products\103\SpeedvilleRd1.mxd - g:\j...

**Purpose and Effect of By-law No. 24-092**

Part of 1065 Speedsville Road

The Purpose and Effect of this by-law is to amend the existing site-specific zoning from the (H)RM3/CS5 S.4.1.303B Zone to (H)RM3/CS5 S.4.1.480 Zone located at Part of 1065 Speedsville Road to include additional provisions to facilitate a multi-unit residential development up to 220 dwelling units.