

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 25-024

Being a by-law to amend Zoning By-law 150-85, as amended, with respect to land municipally known as 25 Chalmers Street South

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 November 12, 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 LT 1-4, 9-12, 16-19 PL 767 CAMBRIDGE; PT LT 5, 13-15, 20 PL 767 CAMBRIDGE; PT LOWELL ST PL 767 CAMBRIDGE CLOSED BY D53547, PT 1 & 2, 67R1336; S/T & T/W WS577741; S/T WS619269; CAMBRIDGE, in the City of Cambridge, Regional Municipality of Waterloo and shown on Schedule 'A' attached hereto and forming part of the by-law (herein referred to as 'the Lands');
2. **THAT** Zoning Map L11 to City of Cambridge Zoning By-law 150-85, as amended, is hereby amended by changing the zoning classification of the lands shown in heavy black in the attached Schedule 'A' to this by-law from N1R4 to RM3 "s.4.1.487";
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:

4.1.487 25 Chalmers Street South

1. Notwithstanding the provisions of sections 3.1.2.1 of this by-law, permitted uses on the Lands shall be limited to:
 - a. Any Building Type exclusively for residential uses containing

one or more dwelling units.

b. Any mixed-use building containing:

a. Dwelling units on any storey; and

b. One or more of the following non-residential uses, on the first storey only:

- i. Hair dressing establishment, Salon or Day Spa
- ii. Day Nursery or Day Care Centre
- iii. Dispensary Pharmacy
- iv. Business or Professional Offices
- v. A food services establishment with a maximum floor area of 100 m², maximum 1 establishment.

2. Notwithstanding the provisions of sections 3.1.2.4, 3.1.2.5, and 3.1.2.6, of this by-law, all lands, structures and buildings shall be constructed and occupied in accordance with the following regulations:

Regulation	Minimum / Maximum
a. Lot Frontage	5.5 metres, minimum
b. Height	4 storeys and 14 metres, maximum
c. Parking	<p>1 space per dwelling units for residents, minimum; and</p> <p>0.25 spaces per dwelling unit for visitors, minimum.</p> <p>2.5 spaces/100 m² of gross leasable commercial floor area for non-residential uses, minimum, with the exception of a food services establishment.</p> <p>9 spaces/100 m² of gross floor area for a food services establishment.</p>
d. Landscaped Open Space	30% of the lot area, minimum, provided no more than 15% of the landscaped open space has an impervious or hardscaped surface.
e. Planting Strip and Fencing	In addition to the requirements of section 2.4.1 and 2.4.2, and except where crossed by an

	access driveway, a landscaped strip of land not less than 3 metres in width shall also be provided and maintained adjacent to any street line.
f. Common Amenity Area	<p>15 sq.m. per dwelling unit, minimum, provided the area:</p> <ul style="list-style-type: none"> • Is located at grade; and • Is one contiguous area; and • Has a minimum width of 7.5 metres; and <p>Except this regulation does not apply to any unit with at least 15 sq.m. of private amenity area which is directly adjacent to and accessible from that unit.</p>
g. Garbage	<p>Garbage shall be kept at all times within the dwelling unit or within a structure that is fully enclosed and secured to the ground (outdoor garbage enclosure); and,</p> <p>Minimum separation between any habitable window and any outdoor garbage enclosure outside of a residential building shall be 6 metres.</p>
h. Separation Between Adjacent Buildings	3 metres minimum plus 1.5 metres for every storey that each adjacent building exceeds 3 storeys.
i. Setbacks from Lot Lines	<p>Front Lot and Street Line Setback, 3 metres, minimum, except 6 metres, minimum to a garage door; and</p> <p>Rear Lot Line and Interior side lot Line Setback, 3.0 metres, minimum, plus 1.5 metres for every storey that each adjacent building exceeds 3 storeys.</p>
j. Decks, Patios and Other Encroachments	Refer to Section 2.1.15 of By-law 150-85

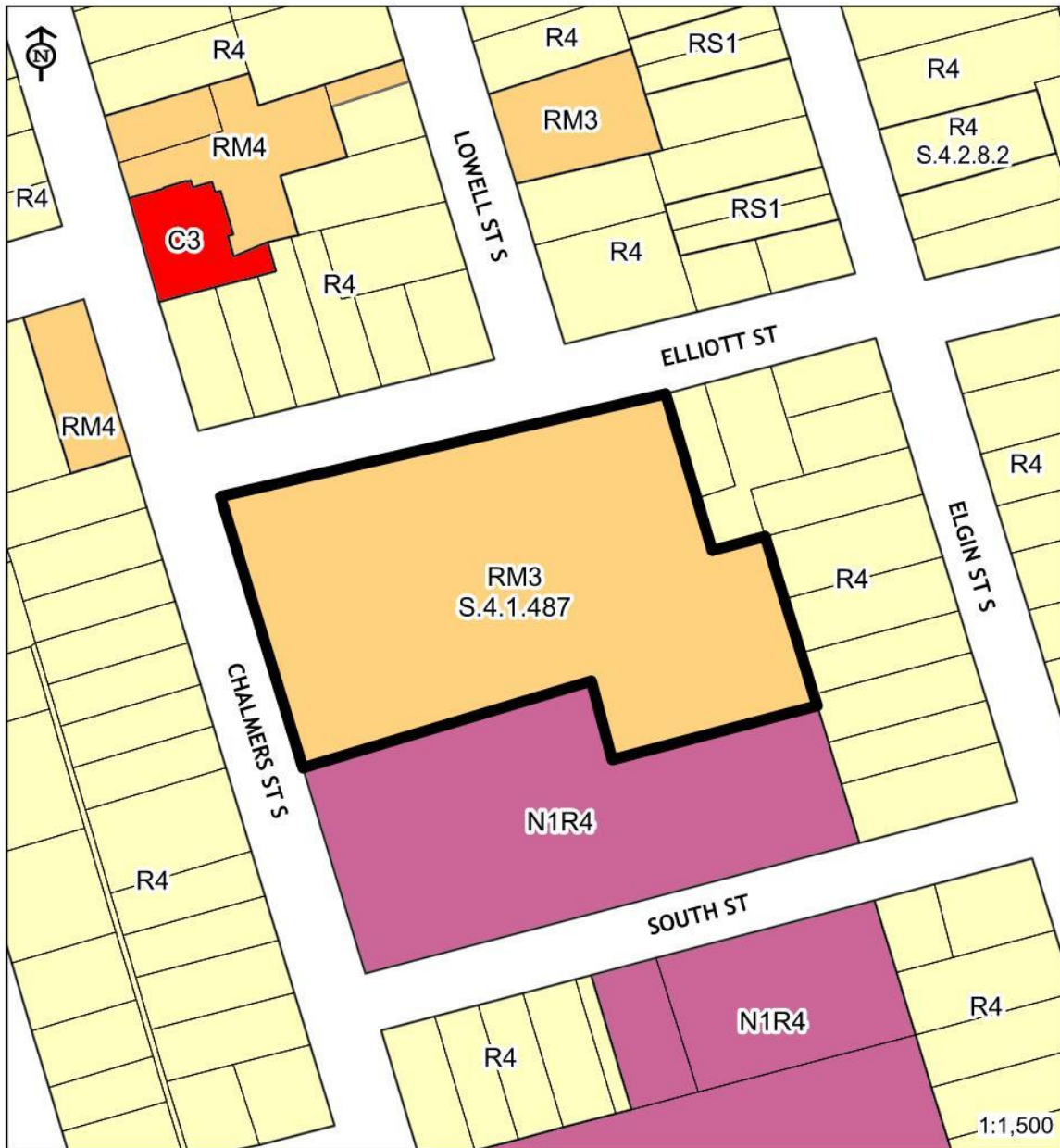
3. The whole of the Lands shown on Schedule 'A' attached hereto, shall be considered one parcel of land for the purposes of determining compliance with the Landscaped Open Space, Common Amenity Area, and Building Separation Regulations.
4. A common element roadway within a condominium, used to access multiple residential buildings and parking spaces, shall be considered a road for the purposes of determining lot frontage, building setbacks, building separation, and building height.
5. Geothermal Wells are prohibited. 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 overlaying 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. 89 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 29th day of April, 2025

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



COMMERCIAL



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Purpose and Effect of By-law Zoning By-law No. 25-024

The purpose and effect of this by-law is to amend the zoning classification of the lands legally known as 25 Chalmers Street South, in the City of Cambridge, Regional Municipality of Waterloo from N1R4 to RM3 “s.4.1.487” to facilitate a mixed-use multi-unit residential development.