

THE CORPORATION OF THE CITY OF CAMBRIDGE

By-law 25-046

Being a By-law to amend Zoning By-law No. 150-85, as amended with respect to land municipally known as 312 St Andrews 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 May 6, 2025, 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 312 St Andrews Street and legally described as CON 10 PT Lot 2, West of the Grand River, 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 – R3 to Multiple Residential – (H) RM3 s.4.1.454.
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:

“4.1.454 – 312 St Andrews Street”

1. Notwithstanding the provisions of subsections 2.2.2.3(f) and 3.1.2.6 of this by-law, the following regulations shall apply to the RM3 zone classification to which parenthetical reference “s.4.1.454” is made on Schedule ‘A’ attached to and forming part of this by-law:
 - a) The maximum density provision shall not apply.
 - b) A maximum building height shall be 4 storeys and 14 metres.
 - c) A minimum front yard of 3.4 metres.
 - d) A minimum common amenity area of 6 square metres per unit shall be provided for the mixed terrace dwellings (stacked townhouses). The common amenity area shall be located at grade and be one contiguous area.
 - e) No buildings or permanent structures shall be permitted within the 9.144 metre wide municipal easement along the southern lot line. A wooden fence is permitted.
 - f) The required planting strip along the southern lot line shall consist of trees and/or vegetation not less than 1.5 metres in height.
 - g) No access driveway, aisle, parking stall or parking lot shall be located within 1.8 metres 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 metre above the finished grade.
 - h) 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.

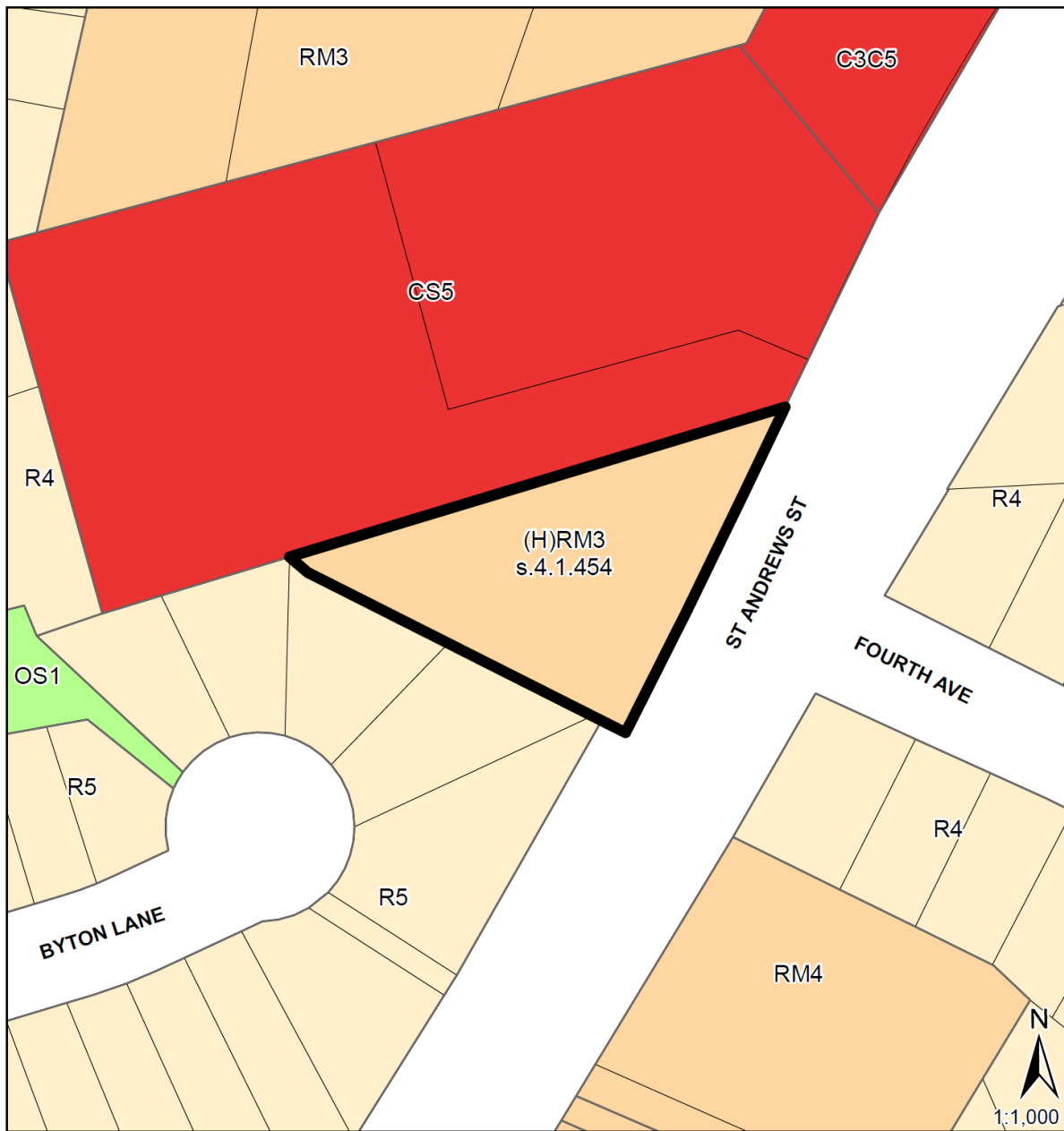
4. Notwithstanding the (H) Prefix Zone holding provisions as outlined in S.2.1.4 of the aforesaid City of Cambridge Zoning By-law, as amended, the removal of the (H) Holding Provision for the entirety of the lands zoned (H)RM3 S.4.1.454 may only be lifted upon the submission of the following as part of a Site Plan application:
 - a) Updated Functional Servicing Report/Plans to the satisfaction of the Regional Municipality of Waterloo and the City of Cambridge.
 - b) Updated Transportation/Stationary Noise Study outlining any required mitigation measures to the satisfaction of the City of Cambridge. The Stationary Noise Study shall review the potential impacts of noise (e.g. HVAC systems) on the sensitive points of reception on site and off site.
5. **AND THAT** this By-law shall come into force and effect on the date it is enacted subject to Official Plan Amendment No. 92 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 22nd day of July, 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

- OPEN SPACE
- RESIDENTIAL



- MULTIPLE RESIDENTIAL
- COMMERCIAL

Purpose and Effect

The purpose and effect of this By-law is to amend the zoning classification of the lands legally described as CON 10 PT Lot 2, West of the Grand River, City of Cambridge, Regional Municipality of Waterloo from Residential – R3 to the Multiple Residential – RM3 s.4.1.454 to facilitate a mixed terrace (stacked townhouse) development with site specific provisions.