

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 25-048

Being a by-law to amend Zoning By-law 150-85, as amended with respect to land municipally known as 387 Green Gate Boulevard

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 June 3rd, 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 described as Block 120 on Registered Plan 58M-720, in the City of Cambridge, Regional Municipality of Waterloo and shown on Schedule 'A' attached hereto and forming part of the by-law 25-048;
2. **THAT** section 13 of by-law 21-094 is hereby deleted and replaced with the following:

“4.1.407 – 387 Green Gate Boulevard”

Notwithstanding anything to the contrary, lands identified as RM4 s.4.1.407 on Schedule 'A' shall be subject to the following regulations:

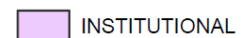
- a) A maximum density of 87 units per net residential hectare or up to 184 residential dwelling units are permitted.
- b) A maximum building height of 4 storeys is permitted for mixed terrace dwellings.
- c) The minimum common amenity area for multiple residential buildings other than attached one-family dwellings (row housing) shall be 13.5 m² per dwelling unit.
- d) A minimum lot frontage of 12.9 metres is required.

- e) An interior side yard setback of 4 metres abutting an R-class zone is required.
 - f) The minimum required parking is 1.26 spaces per dwelling unit.
 - g) Maximum number of attached one-family dwelling units shall be 7 units.
 - h) No parking shall be located within 3.5 metres of a habitable room of a dwelling unit as measured perpendicular to a wall containing such window.
4. **AND THAT** this by-law shall come into force and effect on the date it is enacted subject to Official Plan Amendment No. 93 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

[illegible]

Purpose and Effect of By-law No 25-048

The purpose and effect of this by-law is to amend the site-specific provisions in the RM4 s.4.1.407 zone for lands legally described as Bock 120 on Registered Plan 58M-720, in the City of Cambridge, Regional Municipality of Waterloo to facilitate the development of stacked townhouse buildings containing a maximum of 184 residential units.