

THE CORPORATION OF THE CITY OF CAMBRIDGE

By-law 21-047

Being a by-law to amend Zoning By-law No. 150-85, as amended, with respect to land municipally known as 155 & 171 Guelph Avenue

WHEREAS Council of the City of Cambridge has the authority pursuant to Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended to pass this by-law;

AND 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 14th, 2019, and that a further public meeting is not required 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 legally described as All of Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, and Part of Lots 1, 2 and 3, and all of Austin Avenue (closed by By-law No. 76-00, Instrument No. 1464396), and Part of Emerson Street and Henry Villa Drive (originally Henry Street) (closed by By-law No. 76-00, Instrument No. 1464396), and Part of Lane (between Lots 12 and 13, 14 & 15) (closed by By-law No. 76-00), Instrument No. 1464396), Registered Plan No. 152, and all of Lot 27, and Part of Lots 22, 23, 24, 28 and 30, Municipal Compiled Plan No. 803) (closed by Instrument No. WS-435591), Registered Plan No. 62, (formerly in the Town of Hespeler), and Part of Lot 11, Concession 3, Beasley's Lower Block (Geographic Township of Waterloo), City of Cambridge Regional Municipality of Waterloo and is shown on Schedule "A" attached hereto and forming part of this by-law.
2. **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 property as delineated on Schedule 'A' attached hereto from the R2 and OS1 zones to OS1, R2, R5, R5 S.4.1.410, R6 S.4.1.411, RM2 S.4.1.412, & RM3 S.4.1.413
3. **THAT** the total development on the lands delineated on Schedule A affected by this by-law is limited to a maximum of 185 units
4. **THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended adding the following subsection under section 4.1 thereof:

"4.1.410 – 155 & 171 Guelph Ave;

In addition to the provisions of Section 3.1.2.2 of this by-law and notwithstanding Sections 3.1.2.2(d) and (f), the following regulation shall also apply to the lands in the R5 zone to

which reference “S.4.1.410” is made on Schedule ‘A’ shall be subject to the following regulations as defined by Schedule ‘B’ attached to and forming part of this by-law:

Minimum Front Yard to attached garage:	6 m
Minimum Front Yard to the habitable portion of the dwelling:	4.5 m
Minimum Interior Side Yard:	1.2 m
Minimum Exterior Side Yard:	4.5 m
Minimum Rear Yard:	7.5 m”

5. **THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended adding the following subsection under section 4.1 thereof:

“4.1.411 – 155 & 171 Guelph Ave;

In addition to the provisions of Section 3.1.2.2 of this by-law, the following regulations shall also apply to the lands in the R6 zone to which reference “S.4.1.411” is made on Schedule ‘A’ attached to and forming part of this by-law:

A maximum building height of 3 storeys above grade is permitted

Development within hatched ‘Area A’ on Schedule ‘A’ shall be prohibited

Notwithstanding Section 2.1.13.1, for the purposes of interpretation of the by-law, a lot with frontage on a private road will be considered to have frontage on a public road and the zoning regulations of the R6 S.4.1.411 zone will apply to the blocks as a whole regardless of whether individual lots or units are created for ownership purposes either through plan of condominium or part lot control.”

6. **THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended adding the following subsection under section 4.1 thereof:

“4.1.412 – 155 & 171 Guelph Ave;

In addition to the provisions of Section 3.1.2.6 and notwithstanding Sections 3.1.2.6(c), (e) and (j) of this by-law, the following regulations shall also apply to the lands in the RM2 zone to which reference “S.4.1.412” is made on Schedule ‘A’ attached to and forming part of this by-law:

Apartment houses containing more than 4 dwelling units shall be prohibited.

A maximum building height of 5 storeys is permitted

A minimum northerly interior side yard of 1 m is required

A minimum rear yard of 5.0 m is required

A maximum of 16 attached back to back dwelling units is permitted

Notwithstanding Section 2.1.13.1, for the purposes of interpretation of the by-law, a lot with frontage on a private road will be considered to have frontage on a public road and the zoning regulations of the RM2 S.4.1.412 zone will apply to the blocks as a whole regardless of whether individual lots or units are created for ownership purposes either through plan of condominium or part lot control.”

7. **AND THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended adding the following subsection under section 4.1 thereof:

“4.1.413 – 155 & 171 Guelph Ave;

In addition to the provisions of Section 3.1.2.6 and notwithstanding Sections 3.1.2.6(e) of this By-law, the following regulations shall also apply to the lands in the RM3 zone to which reference “S.4.1.413” is made on Schedule ‘A’ attached to and forming part of this by-law:

A minimum interior side yard abutting an R Class zone of 1.5 m is required

Notwithstanding Section 2.1.13.1, for the purposes of interpretation of the by-law, a lot with frontage on a private road will be considered to have frontage on a public road and the zoning regulations of the RM3 S.4.1.413 zone will apply to the blocks as a whole regardless of whether individual lots or units are created for ownership purposes either through plan of condominium or part lot control.”

Enacted and Passed this 13th day of July, 2021

MAYOR

CLERK

Schedule 'A' to By-law 21-047



This is Schedule A attached to and forming part of By-law

Lands affected by the by-law

Zoning Classification

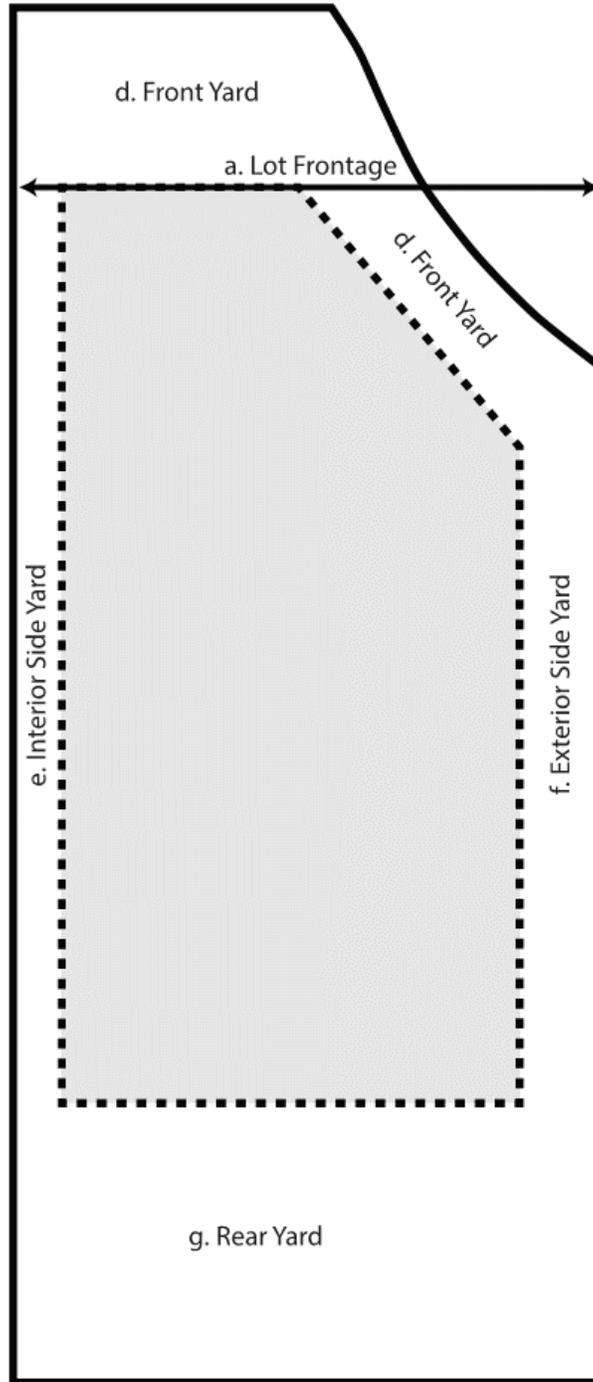
- OPEN SPACE
- MEDIUM HIGH DENSITY RESIDENTIAL

- LOW DENSITY RESIDENTIAL
- INDUSTRIAL



© ORP EITSD 03_01_GIS Information Products/SitePlan/Map155_171 Guelph Ave. m.e. - walk on
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Zoning By-law 20 - _____
Schedule "B"



Purpose and Effect of By-law No. 21-047

155 & 171 Guelph Ave

The Purpose of this By-law is to rezone the subject property from R2 & OS1 to OS1, R2, R5, R5 S.4.1.410, R6 S.4.1.411, RM2 S.4.1.412, & RM3 S.4.1.413 to facilitate development of the proposed draft plan of subdivision with the following site-specific provisions:

- Introduce a maximum density cap of 185 units;
- Introduce building height limits for the multiple dwelling blocks.
- Reduced minimum front and exterior side yard setbacks
- Provisions permitting a Common Element Condominium
- Increased Maximum number of attached back to back one-family dwelling units shall be 18 units

The Effect of the By-law is to facilitate the proposed draft plan of subdivision which will permit the subject property to be developed with up to 185 Residential units.