

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 21-054

Being a by-law to amend Zoning By-law No. 150-85, as amended,
with respect to land municipally known as 42 Portland Street

WHEREAS Council of the City of Cambridge has the authority pursuant to Sections 24(2), 34 and 36 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this by-law;

WHEREAS the Council of the City of Cambridge has deemed it advisable to amend Zoning By-law No. 150-85, as amended, and therefore implement Official Plan Amendment No. 46 to the City of Cambridge Official Plan (2012), as amended;

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 the amendment was presented at the public meeting held May 25th, 2021, and that 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 the lands described as LOT 95, PT LOT 94; LOT 96 PLAN 447 in the 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, is hereby amended by changing the zoning classification of the lands shown outlined by a heavy black line on Schedule 'A' attached hereto from N1 S.4.1.165 to RM3 S.4.1.414.
3. **THAT** the aforesaid City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended by adding the following subsection to 4.1 thereof:

"4.1.414 – 42 Portland Street, legally described as LOT 95, PT LOT 94; LOT 96 PLAN 447 in the City of Cambridge, Regional Municipality of Waterloo:

1. Notwithstanding 2.4.2.3, no planting strip is required along the interior lot lines where a 1.5m high solid fence is provided
2. Notwithstanding 3.1.2.4 (a, b & e), the following regulations shall apply:

- a) Minimum lot frontage: 13.7m
 - b) Maximum density (dwelling units per net residential hectare): 80
 - c) Minimum interior side yard: 1.5m along the westerly interior lot line and 2.5m along the easterly interior lot line
4. **THAT** this by-law shall come into force and effect on the date it is enacted subject to Official Plan Amendment No. 46 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 27th day of July, 2021.

MAYOR

CLERK



**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
- INDUSTRIAL
- COMMERCIAL



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

42 Portland Street

The Purpose of this by-law is to amend the zoning or the parcel of land legally described as LOT 95, PT LOT 94; LOT 96 PLAN 447 in the City of Cambridge, Regional Municipality of Waterloo and municipally known as 102 Spruce Street.

The following site-specific provisions have been added for added density, and to acknowledge the existing site conditions:

- Minimum lot frontage: 13.7m
- Maximum density (dwelling units per net residential hectare: 80
- Minimum westerly interior side yard setback: 1.5m
- Minimum easterly interior side yard setback: 2.5m
- No planting strip or fencing is required along the interior lot lines

The Effect of this by-law will permit the conversion of a place of worship into a four-unit walk-up apartment building.