

22-103-CD Appendix B – Draft Zoning By-law Amendment

BY-LAW 22-
XXX

of the

CITY OF
CAMBRIDGE

Being a By-law of the Corporation of the City of Cambridge to amend Zoning By-law 150-85, as amended with respect to land municipally known as 193 Water Street South and 62 Highman Avenue.

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;

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 August 10th, 2021, and that a further public meeting is not considered necessary in order to proceed with this Amendment; and,

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 Part of Lot 3, Plan D-11; together with WS724471 and subject to easement in gross over Part 1 on Reference Plan 58R-17488 as in WR701173 and Part of Lot 16, Plan D-11, being Parts 3 & 4 on Reference Plan 58R-17488 subject to an easement as in WR777693 in the City of Cambridge (193 Water Street South) and Lot 22 in Plan 873; Part Lot 21 in Plan 873 as in WS656876 (62 Highman Avenue) and shown on Schedule 'A' attached hereto and forming part of the by-law;
2. THAT Schedule 'A' 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 OS1 to (F)(H)RM2 "s.4.1.429" (193 Water Street South) and from R4 to OS4 (62 Highman Avenue);

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:

4.1.429, municipally known as 193 Water Street South and 62 Highman Avenue.

1. Notwithstanding the provisions of sections 1.1.1, 2.2.1.1d), 2.2.3, and 3.1.2.4 of this By-law, the following regulations shall apply to the lands in that RM2 zone classification to which parenthetical reference to "s.4.1.429" is made on Schedule 'A' attached to and forming part of this By-law:
 - the western property line shall act as the property's lot frontage;
 - the parking shall be calculated for the proposed development at a rate of 1 space per dwelling unit plus 0.20 spaces for visitors per dwelling unit;
 - the minimum parking stall size shall be 2.75 metres by 5.6 metres;
 - the maximum density shall be 511 units per net residential hectare;
 - the minimum front yard setback shall be 2 metres;
 - the minimum interior side yard setback shall be 7 metres;
 - the minimum total amenity area shall be 19,650 square metres.
2. 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 (F)(H)RM2 s.4.1.429 may only be lifted upon the submission of:
 - a) a Record of Site Condition (RSC) in accordance with O.Reg. 153/04, as amended, and the Ministry Acknowledgment Letter submitted to the satisfaction of the City of Cambridge and Region of Waterloo;
 - b) a detailed noise study to the satisfaction of the Region of Waterloo; and,
 - c) a detailed dewatering study to the satisfaction of the Region of Waterloo.

3. Passive and Active permanent dewatering at this location is to be prohibited.
4. That this By-law shall come into force and effect on the date it is enacted and passed by Council of the Corporation of the City of Cambridge, subject to notice hereof being circulated in accordance with the Planning Act and Ontario Regulation 545/06.

Read and First, Second and Third Time, Enacted and Passed this 27th Day of September 2022.

PASSED AND ENACTED this 27th Day of September,
2022

Mayor

Clerk

Schedule A



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

Map 4



Lands affected by the by-law

Zoning Classification

- OPEN SPACE
- MEDIUM HIGH DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- COMMERCIAL



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Purpose and Effect of By-law No 22_XXX

The purpose and effect of this by-law is to amend the zoning classification of the lands legally described as Part of Lot 3, Plan D-11; together with WS724471 and subject to easement in gross over Part 1 on Reference Plan 58R-17488 as in WR701173 and Part of Lot 16, Plan D-11, being Parts 3 & 4 on Reference Plan 58R-17488 subject to an easement as in WR777693 in the City of Cambridge from OS1 to (F)(H)RM2 s.4.1.429 and the lands legally described as Lot 22 in Plan 873; Part Lot 21 in Plan 873 as in WS656876 in the City of Cambridge from R4 to OS4 to facilitate the development of five apartment houses with site-specific permissions for 193 Water Street South, comprising a total of 991 residential units.