

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 21-055

Being a by-law of the Corporation of the City of Cambridge to amend the City of Cambridge Zoning By-Law pursuant to Sections 34 and 36 of the Planning Act R.S.O. 1990, c. P.13, as amended

WHEREAS the City of Cambridge Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

WEREAS this by-law conforms to the City of Cambridge Official Plan;

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 April 27, 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. **T**
HAT this by-law shall apply to the lands outlined in heavy black line on Schedule "A" to By-law 21-055, in the City of Cambridge, Regional Municipality of Waterloo.
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 hereto attached from R2 and (H)R4 to R2, R5, RM4, and RM4(H).
3. **THAT** the City of Cambridge Zoning By-law, being Schedule A to By-law 150-85, is hereby further amended by adding the notation "(s.4.1.415)" to the R2, R5 and RM4 zone symbols;
4. **THAT** the aforesaid City of Cambridge Zoning By-law, as amended, is hereby further amended by adding the following subsection to section 4.1 thereof:

"4.1.415 River Road

1. Notwithstanding the provisions of sections 2.1.15, 2.2.4.5, 3.1.1.4A, 3.1.1.10, 3.1.2.1, 3.1.2.2, 3.1.2.3, 3.1.2.5 of this by-law and in addition to section 1.1.1, the following regulations shall apply to the lands in those R2, R5 and RM4 zone classifications to which reference to "(s.4.1.415)" is made on Zoning Map C14 attached to and forming part of this by-law:

Definitions

Stacked, back-to-back townhouse dwelling means a building containing three or more dwelling units in which each dwelling unit,

- (a) is divided both vertically and horizontally from another dwelling unit by a common wall;
- (b) has independent external access; and,
- (c) shares a common rear exterior wall.

Stacked townhouse dwelling means a building containing three or more dwelling units in which each dwelling unit is divided both horizontally and vertically from another dwelling unit by a common wall and in which each dwelling unit has an independent external access.

Back-to-back townhouse dwelling means a building containing three or more dwelling units in which each dwelling unit,

- (a) is divided vertically from another dwelling unit by a common wall;
- (b) has independent external access; and,
- (c) shares a common rear exterior wall.

Uses Permitted ^(A)	In Zone		
	R2	R5	RM4
Detached dwelling	☐	☐	
Semi-detached dwelling	☐	☐	☐
Triplex dwelling	☐	☐	☐
Semi-detached duplex dwelling			☐
Linear row house dwelling			☐
Stacked townhouse dwelling			☐
Back-to-back townhouse dwelling			☐
Stacked back-to-back townhouse dwelling			☐
Residential special care facility	☐	☐	
A use permitted in any zone in accordance with section 2.1.1	☐	☐	☐
	In Zone		

Uses Permitted ^(A)	R2	R5	RM4
An accessory use, building or structure in accordance with section 2.1.11	☐	☐	☐

(A) No building or structure, except for a single detached dwelling and/or accessory structure, shall be constructed unless serviced by full municipal water and sewer services.

ZONE STANDARDS		R2 Detached and Triplex	R2 Semi- Detached
Minimum Lot Frontage	m	30	15/30 ^(A)
Maximum Lot Frontage	m	35	20/35
Minimum Corner Lot Frontage	m	30	20/35 ^(A)
Maximum Corner Lot Frontage	m	35	20/35 ^(A)
Minimum Lot Area	m ²	900	450/900 ^(A)
Minimum Corner Lot Area	m ²	900	600/1,050 ^(A)
Minimum Front Yard to Garage	m	Equal to the front yard setback of the house plus 1.0 metre	
Minimum Front Yard to House	m	(B)	(B)
Maximum Front Yard to House	m	(C)	(C)
Minimum Interior Side	m	5.0	5.0
Minimum Exterior Side Yard	m	7.0	7.0
Minimum Rear Yard	m	7.5	7.5
Maximum Building Height	m	9	
Maximum Number of Storeys		2	

ZONE STANDARDS		R2 Detached and Triplex	R2 Semi- Detached
Minimum Gross Floor Area	m ²	120	75
Maximum Lot Coverage	% of lot area	40	40
Minimum Landscaped Open Space		35	35

- (A) One attached Dwelling Unit / Two Attached Dwelling Units
- (B) The Minimum Front Yard to House shall be 1.5 metres less than the average of the Minimum Front Yard Setback of dwellings on adjacent lots located within 60 metres along the same side of the road, but shall not be less than 6 metres.
- (C) The Maximum Front Yard to House shall be 1.5 metres greater than the average of the Maximum Front Yard Setback of dwellings on adjacent lots located within 60 metres along the same side of the road, but shall not be greater than 12 metres.
- (D)

ZONE STANDARDS		R5 Detached	R5 and RM4 Semi- Detached and Triplex
Minimum Lot Frontage	m	12 ^B	9/18 ^A
Minimum Corner Lot Frontage	m	17 ^B	13/22 ^A
Minimum Lot Area	m ²	270	270
Minimum Corner Lot Area	m ²	450	450
Minimum Front Yard to Garage	m	Equal to the front yard setback of the house plus 1.0 metre	
Minimum Front Yard to House	m	6.0	6.0
Minimum Interior Side Yard	m	1.2	1.2

ZONE STANDARDS		R5 Detached	R5 and RM4 Semi- Detached and Triplex
Minimum Exterior Side Yard	m	6.0	6.0
Minimum Rear Yard	m	7.5	7.5
Maximum Building Height	m	11 (3 storeys)	
Minimum Gross Floor Area	m ²	75	75
Maximum Lot Coverage	% of lot area	50	50
Minimum Landscaped Open Space		30	30

- (A) One attached Dwelling Unit / Two Attached Dwelling Units
- (B) Notwithstanding section 2.1.13 a lot in an R5 zone shall be permitted to be developed on a private condominium road.

ZONE STANDARDS		RM4 Linear Row	RM4 All Types of Townhouse
Minimum Lot Frontage Rear	m	5.5	N/A
Minimum Lot Frontage Front Garage	m	6.0	30
Minimum Corner Lot Frontage	m	11.6	N/A
Minimum Lot Area	m ²	165	165 per unit
Minimum Corner Lot Area	m ²	285	N/A
Minimum Front Yard to Garage	m	Equal to the front yard setback of the house plus 1.0 metre	N/A

Minimum Front Yard to House	m	5.0	5.0
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ZONE STANDARDS		RM4 Linear Row	RM4 All Types of Townhouse
Minimum Front Yard to House Rear Garage Condition	m	3.0	3.0
Minimum Rear Setback to Rear	m	1.0	1.0
Minimum Interior Side	m	1.5 or 3.0 ^A	3.0
Minimum Exterior Side Yard	m	4.5	4.5
Minimum Rear Yard	m	7.5	N/A
Minimum Rear Yard between Rear Garage and Dwelling	m	6.0	N/A
Maximum Building Height	m	11 (3 storeys)	
Minimum Gross Floor	m ²	70 per unit	60 per unit
Minimum private amenity area per unit	m ²	N/A	30
Maximum number of attached units		6	N/A
Maximum Lot Coverage	% of lot area	60	60
Minimum Landscaped Open Space		30	30

- (A) Minimum interior side yard increased to 3.0 metres if such interior side yard abuts an R-class or RS-class zone

GENERAL PROVISIONS	
Permitted Encroachments – open or covered unenclosed porches, patios, decks not exceeding 3 metres in height	<p>1.5 metres into the required front yard on an interior lot and 1.5 metres into the minimum required front and exterior side yards on a corner lot</p> <p>2.5 metres into the minimum rear yard including eaves and</p>

GENERAL PROVISIONS	
	cornices
Setback of access driveway from the intersection of two street	6.0 m
A private garage shall not project beyond the front of a porch	
<p>The following regulations shall apply to the dwellings fronting onto River Road:</p> <ul style="list-style-type: none"> a) Unless the garage is located in the rear yard, the maximum width of a garage on a lot larger than 15.0 metres, measured from outside walls shall be 25% of the front wall of the building. b) Unless the garage is located in the rear yard, the maximum width of a semi-detached garage, measured from outside walls shall be 35% of the front wall of the building. c) The width of an attached garage or carport for a detached one-family dwelling, or a semi-detached one-family dwelling may not exceed 20% of the width of the lot measured at the front building wall and parallel to the front lot line to a maximum width of 7.0 metres and the inside of an attached garage or carport shall have a minimum size of 2.9 m by 5.5 m. d) A driveway and its widening shall not exceed 50% of the lot width, or 6 metres, whichever is lesser. e) Garage and parking areas for triplexes shall be located at the rear of the property (behind main building). f) A maximum of one driveway with one access point from a street or lane shall be permitted on a lot. g) A driveway shall have a minimum width of 2.6 metres. h) A driveway that is longer than 6.0 metres shall not exceed 3.5 metres in width within 6.0 metres of a street line. 	

GENERAL PROVISIONS – Secondary Dwelling Units	
Permitted Secondary Dwelling Units	<p>Maximum of:</p> <ul style="list-style-type: none"> – 1 secondary dwelling unit in a single detached or semi-detached, and – 1 secondary unit in an accessory structure
Floor Area Maximum	<p>Secondary dwelling unit in a principal dwelling unit:</p> <ul style="list-style-type: none"> – 40% of the total floor area of the

GENERAL PROVISIONS – Secondary Dwelling Units	
	<p>principal dwelling including the basement.</p> <p>Secondary dwelling unit in an accessory structure:</p> <ul style="list-style-type: none"> - the lesser of 40% of the total floor area of the principal dwelling excluding the basement or 80 m²
Entrance	Direct or shared entrance to the secondary dwelling unit may be provided.
Access	No separate access to a municipal road is permitted.
Connection to City Services	The principal dwelling unit and secondary dwelling unit on the same lot must be connected to municipal sewer and water services of adequate size where municipal services are available.
Maximum Number of Bedrooms in a Secondary Dwelling Unit	2
Minimum Interior Side Yard	<p>Secondary dwelling unit in:</p> <ul style="list-style-type: none"> - principal dwelling unit: refer to requirement for principal dwelling in applicable zone - accessory structure: 3.0 m
Minimum Exterior Side Yard	No closer than exterior side yard for main building
Minimum Rear Yard	<p>Secondary dwelling unit in:</p> <ul style="list-style-type: none"> - principal dwelling unit: refer to requirement for principal dwelling in applicable zone - accessory structure: 3.0 m
Minimum distance between principal dwelling unit and accessory structure with secondary dwelling unit	7.5 m
Minimum Distance from Interior Side Lot Line to Secondary Dwelling Unit Entrance or Staircase	1.2 m
Minimum Distance from Exterior Side Lot Line to Secondary Dwelling Unit Entrance or Staircase	6.0 m

GENERAL PROVISIONS – Secondary Dwelling Units	
Minimum Parking spaces required for Secondary Dwelling Unit	<ul style="list-style-type: none"> - Bachelor or 1 bedroom secondary dwelling unit: 1 - 2 bedroom secondary dwelling unit: 2
Front Yard Parking	In addition to the provision of 2.2.2.3(c) and subject to 3.1.1.4(b) and other provisions of this By-law, required parking for a secondary dwelling unit may be permitted between the regulatory building line or the established building line and the street line.
Maximum Height	Secondary dwelling unit in <ul style="list-style-type: none"> - principal dwelling unit: refer to requirement for principal dwelling in applicable zone - accessory structure: 4.5 m and 1 storey
Maximum Lot Coverage	Secondary dwelling unit in <ul style="list-style-type: none"> - principal dwelling unit: refer to requirement for principal dwelling in applicable zone - accessory structure: 10%

The holding provision, as shown by the symbol “H” on Schedule -21 of this By-law, may be removed when a servicing and road connections linking the River Road Secondary Plan area to the adjacent neighbourhood have been established.

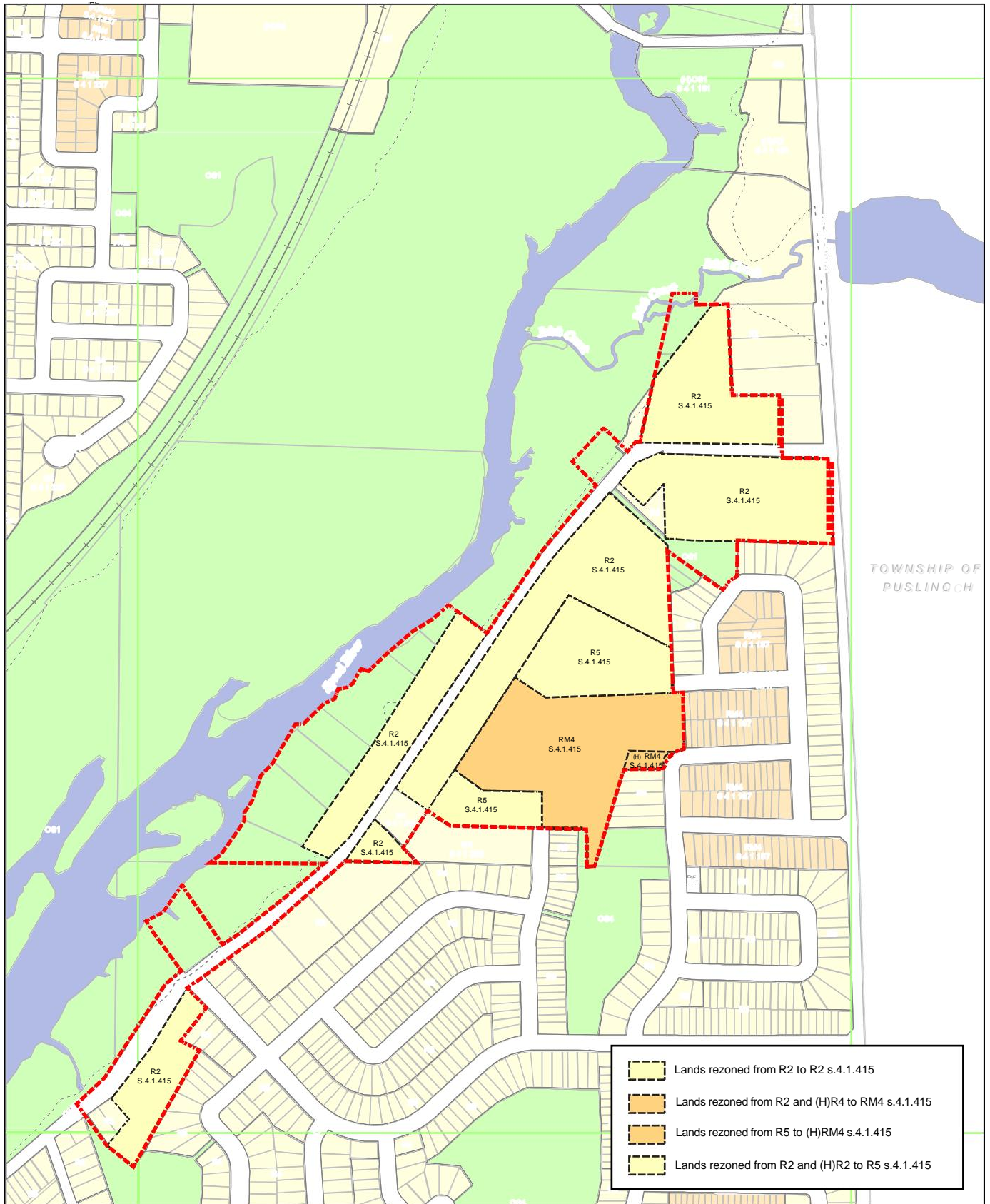
5. **AND THAT** this by-law shall come into force and effect on the date it is enacted subject to Official Plan Amendment No. 47 coming into effect pursuant to subsection 24(2) of the Planning Act, R.S.O, 1990, c.P.13, as amended.

MAYOR

CLERK



Schedule B to By-law 21-055



AMENDMENT TO THE CITY OF CAMBRIDGE ZONING BY-LAW**PURPOSE AND EFFECT**

The River Road Neighbourhood is located in the Hespeler community and is generally bounded by: Townline Road to the east; River Road and the Speed River to the west and north; and Melran Drive to the south. The River Road Secondary Plan area includes a series of lands along River Road between the Brewster Trail (Flynn Avenue) and River Road, to Townline Road and River Road. The total area of the Secondary Plan area is approximately 19.0 hectares (47 acres).

The River Road area is within the designated Urban Area in the City of Cambridge. The River Road Secondary Plan establishes a vision, principles and policies for the design and development of the River Road area. It also establishes the general land use patterns and conceptual location of community infrastructure such as parks and trails, roads, and services.

The purpose of the Zoning By-law Amendment is to implement the River Road Secondary Plan. New land use designations, specific to the River Road Secondary Plan area, are proposed including Village Residential and Neighbourhood Residential designations.

The subject lands are presently zoned R2 (Residential Type 2) and (H)R4 (Residential Type 4 with a Holding Zone) by the City of Cambridge Zoning By-law 150-85. A schedule showing the zoning is attached. The zoning will implement the proposed official plan amendments. The following zones are proposed: R2, R5 and RM4.