

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 255
King Street West.

WHEREAS Council of the City of Cambridge has the authority pursuant to Section 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 September 28, 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 9 and Part of Lot 8, and Part of Lots 11 to 13, Registered Plan 730 and, Part of Lots 1 to 3 (North of Main Street) and Lots 1 to 3 (East of Woolwich Street), Registered Plan 522, formerly the Town of Preston, City of Cambridge, Regional Municipality of Waterloo 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 C1RM2 s.4.1.125 and RM3 s.4.1.125 to (H)C1RM2 s.4.1.430 and OS1;
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:

4.1.430 – 255 King Street West:

1. Notwithstanding the provisions of Sections 4.1.125, 3.1.2.4 (b), (c), (i), 2.2.3.8 and in addition to the regulations prescribed in section 3.1.2.4 of the City of Cambridge Zoning By-law No. 150-85, the following regulations shall apply to the property in the C1RM2 zone to which reference S.4.1.430 is made on Schedule 'A' attached to and forming part of this by-law:
 - a. Maximum of 600 residential units are permitted
 - b. The maximum building height shall not exceed 16 storeys
 - c. No habitable rooms shall be permitted below the regulatory flood elevation
 - d. The minimum setback to the railway right-of-way shall be 30 metres
 - e. Lot lines created through condominium shall not be used for the purposes of parking, planting strips, fencing, and zoning regulations
2. Notwithstanding the provisions of Section 2.2.1.1 (d) and 2.2.1.2, of this By-law, the following regulations shall apply to the lands in the C1RM2 zone to which reference "s.4.1.430" is made on Schedule 'A' attached to and forming part of this By-law:
 - a. Residential parking shall be provided at a rate of 1.08 spaces per unit inclusive of residential visitor parking
 - b. No commercial parking is required
3. The (H) Holding provision applying to the lands zoned C1RM2 "s.4.1.430" may only be lifted once the following requirements have been addressed:
 - a. The City of Cambridge and the Regional Municipality of Waterloo is satisfied that an acceptable Stationary Noise Study that assesses any on-site and off-site stationary noise impacts on sensitive uses and, if necessary recommends appropriate mitigation measures, has been prepared in accordance with Ministry of the Environment, conservation and Parks Publication NPC-300; and,
 - b. The City of Cambridge and Regional Municipality of Waterloo is satisfied that a Record of Site Condition and Ministry of Environment, Conservation and Parks Acknowledgement Letter has been submitted.
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.

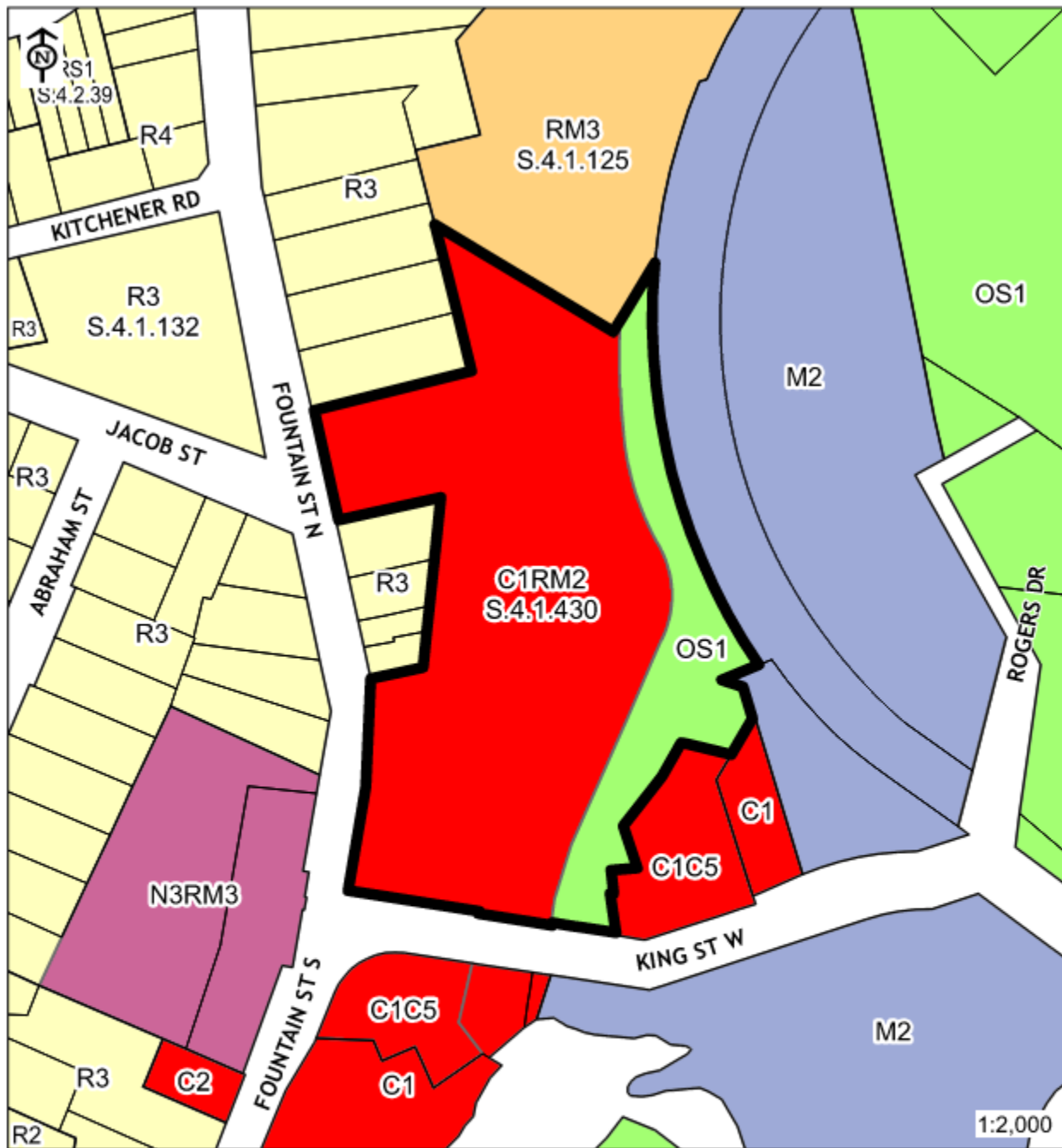
Read and First, Second and Third Time, Enacted and Passed this 27th day of September 2022.

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 _____



Lands affected by the by-law

Zoning Classification

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

- INSTITUTIONAL
- INDUSTRIAL
- 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 9 and Part of Lot 8, and Part of Lots 11 to 13, Registered Plan 730 and, Part of Lots 1 to 3 (North of Main Street) and Lots 1 to 3 (East of Woolwich Street), Registered Plan 522, formerly the Town of Preston, City of Cambridge, Regional Municipality of Waterloo from C1RM2 s.4.1.215 and RM3 s.4.1.215 to (H)C1RM2 s. 4.1.430 and OS1 to facilitate the development of three residential buildings ranging from 14-16 storeys in height consisting of a maximum of 600 dwelling units with ground floor commercial/retail to serve the needs of future residents for the lands municipally known as 255 King Street West.