

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 23-040

Being a by-law to amend Zoning By-law 150-85, as amended with respect to land municipally known as 875 and Part of 800 Briardean Road

**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;

**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 25, 2021, and that a 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 lands described Part of Lot 11, Concession 1, Beasley's Lower Block (Geographic Township of Waterloo), City of Cambridge, Region 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 the A1 and RR1 Zone to RM3 s.4.1.458;
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:

4.1.458 municipally known as 875 & Part of 800 Briardean Road:

1. Notwithstanding the provisions of sections 3.1.1.4, and 3.1.2.6 of this By-law, the following regulations shall apply to the lands in that RM3 zone classification to which parenthetical reference to "4.1.458" is made on Schedule 'A' attached to and forming part of this By-law:

	<b>Site Development Specification</b>	<b>Cluster Row Houses</b>	<b>Back-to-back Cluster Row Houses</b>
a)	Minimum Lot Frontage	20m	
b)	Maximum Density	50 units per net residential hectare	
c)	Maximum Lot Coverage	60%	80%
d)	Minimum Landscaped Open Space	25%	N/A
e)	Minimum setback for dwelling units from the perimeter lot lines:		
	i) to the rear wall of a building	6.0 m	6.0 m
	ii) to the end wall of a building	3.0 m	3.0 m
f)	Minimum distance of a residential dwelling from any private internal roadway		
	i) to the side wall or front wall of a dwelling unit	3.5 m	
	ii) to the front wall of an attached garage	5.5 m	
g)	Minimum Gross Floor Area per dwelling unit	70 square metres	
h)	Maximum number of attached dwelling units	8	16
i)	Minimum Private Amenity Area	25 square metres per unit	4 square metres per unit provided as terrace or balcony
j)	Minimum Front Yard Landscaping	35%	
k)	Minimum private road pavement width	6 m	
l)	Minimum Distance		

	between Buildings on the Same Lot	
	i) between side walls	3.0 m
	ii) between (1) a front wall and rear wall; (2) a front wall and another front wall; and (3) a rear wall and another rear wall	10.0 m
	iii) between front or rear and side walls	7.5 m

2. The outdoor parking or storage of any vehicle exceeding a maximum length of 6.4 m or an overall height of 2.6 m is prohibited
3. Notwithstanding the provisions of sections 2.1.15.1, 2.1.15.4, 2.1.15.5 and 2.1.15.6, the following encroachments shall be permitted:
  1. Steps above or below grade, sills, cornices, eaves, gutters, chimneys or pilasters may project into a required yard no more than 0.75m;
  2. Open or covered unenclosed patios, decks, or porches not exceeding 3 m in building height, may project no more than 3 m into the front and exterior side yard and 3.5 m into the rear yard; and
  3. Balconies may project into a required yard no more than 3.0 m.
4. Notwithstanding the provision of section 2.2.2.3.f, the following regulations shall apply to the lands in the RM3 zone to which reference “s.4.1.458” is made on Schedule ‘A’ attached to and forming part of this By-law:
 

No access driveway, aisle, parking stall or parking lot in an RM-class zone shall be located within 3.0 m of a window of a habitable room of a dwelling unit as measured perpendicular to the wall containing such window, where the surface of the floor in such habitable room is less than 1.0m above the finished grade.
5. Notwithstanding the creation of lot lines by registration of a condominium, the zoning regulations for cluster development in the RM3 zone to which reference “s.4.1.458” is made, shall be applied to the entirety of the lands zoned RM3 s.4.1.458 on Schedule ‘A’ attached to and forming part of this By-law, not the individual lots created through condominium registration.

6. Geothermal Wells are prohibited on the lands in Schedule “A”. A geothermal well is defined as a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five meters unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.
4. **AND THAT** this by-law shall come into force and effect on the date it is enacted subject to Official Plan Amendment No. 63 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 30th day of May 2023.

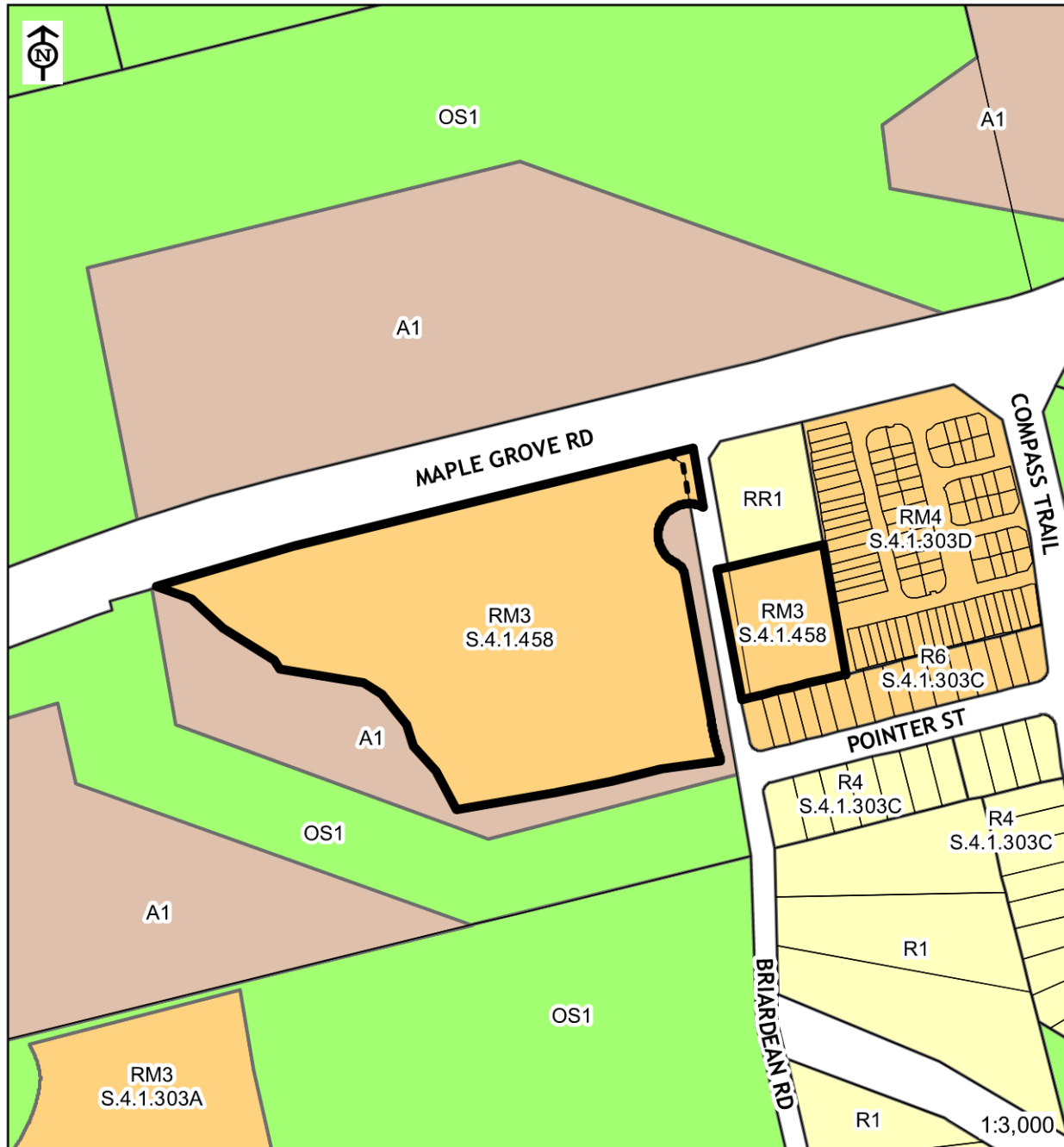
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MAYOR

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CLERK

Schedule A



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

 Lands affected by the by-law	<b>Zoning Classification</b>	 LOW DENSITY RESIDENTIAL	 Technology Services GIS Division <small>Friday, April 28, 2023 12:33:40 PM                  G:\CORP\ITS\TSD\ID22_01_GIS\Information_Products\GIS\Plans\Mxd\Briardean\Townhomes.mxd - walkem</small>
	 OPEN SPACE	 AGRICULTURAL	
	 MEDIUM HIGH DENSITY RESIDENTIAL		

**Purpose and Effect of By-law No 23-040**

The Purpose of this by-law is to amend the zoning classification on lands legally described as Part of Lot 11, Concession 1, Beasley's Lower Block (Geographic Township of Waterloo), City of Cambridge, Region of Waterloo, municipally known as 875 and Part of 800 Briardean Road, from A1 (Agricultural) and RR1 (Rural Residential) to RM3 s.4.1.458 (Multiple Residential). The Effect of the By-law will be to permit the subject lands to be developed with a cluster townhouse development to a density of 50 units per hectare.