

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 23-076

Being a by-law to amend Zoning By-law 150-85, as amended with respect to land municipally known as 499 Dundas Street North

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.

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 13, 2022, 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 as Part Lots 3-6 on Plan 214, City of Cambridge, as in 1558750; 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 C2 s.3.3.3 to (H)RM3 s.4.1.440;
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:

4.1.440, municipally known as 499 Dundas Street North:

1. 3.1.2.4 (a)(b)(c)(d)(e)(f) and (j), and 2.2.1 (d) of the City of Cambridge Zoning By-law No. 150-85, the following regulations shall apply to the property in the RM3 zone to which reference S.4.1.440 is made on Schedule 'A' attached to and forming part of this by-law:
 - a. A minimum lot frontage of 29.5 m shall be permitted;
 - b. A maximum density of 377 dwelling units per net residential hectare shall be permitted;
 - c. A minimum front yard setback of 4 m shall be permitted;
 - d. A minimum interior side yard setback of 5.5 m shall be permitted;
 - e. A minimum rear yard setback of 4.5 m shall be permitted;
 - f. A minimum landscaped open space of 20% shall be permitted;
 - g. A minimum of 53 off-street parking spaces shall be provided; and
 - h. No loading spaces shall be required.
2. 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.
3. The (H) Holding provision applying to the lands zoned RM3 "s.4.1.440" may only be lifted once the following requirement has been addressed:
 - a. A Record of Site Condition (RSC) for the entirety of the subject lands in accordance with O. Reg. 153/04, as amended, has

been filed on the Ministry of Environment, Conservation and Parks (MECP) Environmental Site Registry and the RSC and the Ministry's Acknowledgement letter is received to the satisfaction of the Regional Municipality of Waterloo.

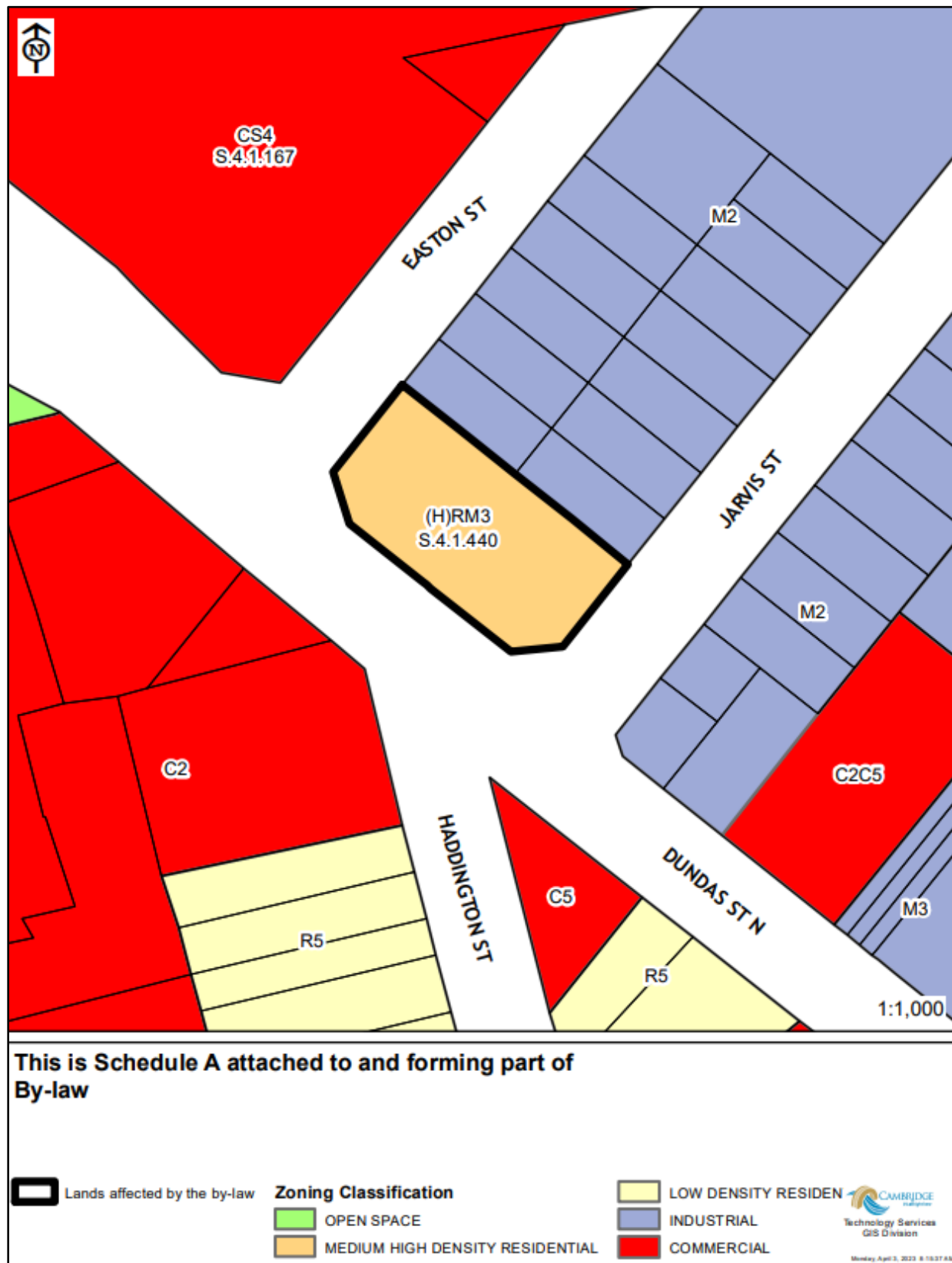
4. **AND THAT** this by-law shall come into force and effect on the date it is enacted subject to Official Plan Amendment No. 62 coming into effect pursuant to Subsection 24(2) of the Planning Act, R.S.O., 1990, c. P. 13, as amended.

ENACTED AND PASSED this 12th day of September 2023.

MAYOR

CLERK

Schedule 'A'



Purpose and Effect of By-law No. 23-076

The purpose and effect of this by-law is to amend the zoning classification of the lands legally described Part Lots 3-6 on Plan 214, City of Cambridge, as in 1558750; Region of Waterloo; from C2 s.3.3.3 to (H)RM3 s.4.1.440 to facilitate the development of the lands for a 6-storey multiple-residential development with 60 units.