

BY-LAW 23-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 410 Queen Street West.

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 _____, 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 15 and Reserve Lot A, Registered Plan 908 in the City of Cambridge and the 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 (H) CS4, s.4.1.217 to RM3CS4 s.4.1.XXX.
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.XXX - 410 Queen Street West legally described as Part of Lot 15 and Reserve Lot A Registered Plan 908, in the City of Cambridge and Regional Municipality of Waterloo

1. Notwithstanding the provisions of Sections 3.1.2.4 (a),(b),(d),(e),(j), (h), Section 1.1.9.3, and Section 3.3.3.3 (h),(i),(j) of this By-law, the following regulations shall apply to the lands in the RM3CS4 zone to which reference “S.4.1.XXX” is made on Schedule ‘A’ attached to and forming part of this By-law:
 - a. The Queen Street West frontage shall be deemed the front lot line
 - b. The maximum permitted density (dwelling units per net residential hectare) shall be 275 units per hectare
 - c. Amenity area requirement of 20 square metres per dwelling unit for the entire lot notwithstanding phasing of development
 - d. There is no maximum permitted lot coverage for uses permitted by RM3 Zone. Maximum permitted lot coverage for uses permitted by CS4 Zone shall be 40%.
 - e. A maximum permitted building height of 16 storeys
2. Notwithstanding the provisions of Section 2.2.1.1 (d), Section 2.2.1.2(b), Section 2.2.2.1, and Section 2.2.3 of this By-law, the following regulations shall apply to the lands in the RM3CS4 zone to which reference “S.4.1.XXX” 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 space per unit inclusive of residential visitor parking
 - b. Commercial parking shall be provided at a rate of 1.5 spaces per 100 m² and may be shared with residential visitor parking
 - c. The minimum parking stall size shall be 2.75 metres by 5.6 metres.
3. Notwithstanding the provisions of Section 2.3.1.1 and 2.3.1.2 of this By-law, the following regulations shall apply to the lands in the RM3CS4 zone to which reference “S.4.1.XXX” is made on Schedule ‘A’ attached to and forming part of this By-law:
 - a. A minimum of 1 loading space per block shall be required, and loading spaces may be shared between buildings on a block.
4. Notwithstanding the provisions of Section 1.1.3 Zone Boundaries, the regulations contained within this by-law herein shall be based on the site as a whole existing at the date of passing of this by-law despite the future creation of interior lot lines through the registration of a condominium description or approval of a severance application.

5. 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 X day of X, 2023.

PASSED AND ENACTED this X day of X, 2023

Mayor

Clerk

