



Purpose and Effect of By-law No. XX-XX

Part of 1065 Speedsville Road

The Purpose of this By-law is to amend the zoning classification of the lands located at Part of 1065 Speedsville Road and create a new site specific zone.

The Effect of the By-law will be to permit the subject property to be developed for an apartment building.



By-law No. XX-XX

of the

City of Cambridge

Being a By-law of the Corporation of the City of Cambridge to amend Zoning By-law No. 150-85, as amended with respect to land municipally known as Part of 1065 Speedsville Road.

WHEREAS Council of the City of Cambridge has the authority pursuant to Sections 34 & 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;

AND WHEREAS the Council of the City of Cambridge has deemed it advisable to amend Zoning By-law No. 150-85, as amended;

AND WHEREAS Council deems that adequate public notice of the public meeting on DATE was provided 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 1067 Speedsville Road and is shown on Schedule 'A' attached hereto and forming part of this by-law.
2. AND THAT the City of Cambridge Zoning By-law, being Schedule 'A' to By-law No. 150-85, as amended, is hereby amended by rezoning the subject property from the (H)RM3(S.4.1.303B) Zone, Modified, to the RM3(S.4.1.303B.X) Zone, Modified, as delineated on Schedule 'A' attached hereto
3. THAT the City of Cambridge Zoning By-law No. 150-85, as amended, is hereby further amended by adding a new subsection 4.1.303B.X under section 4.1 thereof, as follows:

"4.1.303B.X" - River Mill Community (Mixed-Use Main Street South)

Notwithstanding the provisions of section 3.3 of this by-law the following regulations shall apply to the lands in the RM3/CS5 Zone to which parenthetical

reference to “(s.4.1.303B.X)” is made on Zoning Map D8 and D9 attached to and forming part of this by-law:

1. The following uses shall be permitted in either a standalone building or a freestanding building or in a shopping centre:
 - (a) Any use permitted in the CS5 Zone, including a food store with a maximum Gross Leasable Commercial Floor Area of 3,000m² and a pharmacy having a maximum Gross Leasable Commercial Floor Area of 1800 m²;
 - (b) No commercial use permitted in the CS5 Zone shall have a Gross Leasable Commercial Floor Area that exceeds 1,000m², except for as provided in Section 1(a) above;
 - (c) A minimum of 1,500m² of Gross Leasable Commercial Floor Area shall be constructed. The floor area shall include all lands zoned RM3/CS5 s.4.1.303B Zone, Modified, the RM3/CS5 s.4.1.303B.Y Zone, Modified and RM3/CS5 s.4.1.303B.X Zone, Modified;
 - (d) Any use permitted in the RM3 Zone, except single detached and semi-detached dwellings; and,
 - (e) Any combination of uses in the CS5 and RM3 within the same building.
2. Notwithstanding section 3.3.3.3, the following regulations shall apply to uses permitted by 1 a) and 1 c) above:

Zone Provisions	
Minimum Gross Leasable Commercial Floor Area	100 m ²
Maximum Gross Leasable Commercial Floor Area	11,000 m ²
Minimum Setback to Speedville Road Right-of-Way	4.5 m
Minimum Setback to Equestrian Way Right-of-Way	1.5 m
Maximum Setback to Equestrian Way Right-of-Way	7.25 m
Minimum Setback to Daylight Triangle	3.0 m
Minimum Interior Side Yard	1.5 m
Minimum Exterior Side Yard	1.5 m
Maximum Exterior Side Yard	4.5 m
Minimum Rear Yard	3.0 m
Minimum Interior Side Yard or Rear Yard abutting an R-class Zone	7.5 m
Minimum Building Height	6.0 m
Maximum Building Height	13.5 m
Minimum Façade Height for Buildings fronting Equestrian Way	7.5 m
Maximum Lot Coverage	No Maximum

3. Where off-street parking is provided on private property alongside and directly access from Equestrian Way, the minimum and maximum front yard setbacks shall be measured from the edge of those parking spaces.
4. No drive thru lanes shall be permitted within a RM3/CS5 zone.
5. Notwithstanding sections 3.1.2.4 (g) (i) and (ii) and 3.3.3.3 of this by-law, the following regulations shall apply to linear row houses, cluster row houses and apartment houses in the RM3 zone:

Zone Provisions	Linear Row Houses	Cluster Row Houses	Apartment Houses
Minimum Lot Area	165	n/a	n/a
Minimum Lot Frontage	5.5 m	20 m	30 m
Minimum Front Yard ⁽²⁾⁽³⁾	1.5 m	1.5 m	1.5 m, 0.0m for underground parking structure
Minimum Front Yard for Garage	5.5 m	5.5 m	5.5 m
Maximum Front Yard ⁽²⁾⁽³⁾	4.5 m	4.5 m	7.25 m, n/a for underground parking structure
Minimum Interior Side Yard ⁽²⁾⁽³⁾	1.5 m	3 m	4.5 m
Minimum Exterior Side Yard ⁽²⁾⁽³⁾	3 m	3 m	4.5 m
Minimum Rear Yard ⁽²⁾⁽³⁾	6 m	6 m	6 m
Minimum Setback to Daylight Triangle	3 m	3 m	3 m
Minimum Building Height	7.5 m	7.5 m	7.5 m

Zone Provisions	Linear Row Houses	Cluster Row Houses	Apartment Houses
Maximum Building Height ⁽¹⁾	13.5 m	4 storeys, excluding any partially exposed parking structure	No portion of the building shall be greater than 4 storeys in height measured from the grade of the Equestrian Way property boundary, exclusive of any mechanical, electrical or elevator equipment on the roof or any chimney stack.
Minimum Gross Floor Area per dwelling unit (one or more bedrooms)	70m ²	70m ²	43 m ²
Maximum Lot Coverage	60%	60%, except 80% for back-to-back and stacked	n/a
Minimum Landscaped Open Space	30%	30%	30%
Maximum Number of Attached Units	8	8, except 16 for back-to-back and stacked	n/a
Minimum Private Amenity Area per unit	30m ²	n/a, except 4 m ² provided on a balcony or terrace for back-to-back and stacked	4 m ² provided on a balcony or terrace
Maximum Density of units per gross hectare	55	100	200

Zone Provisions	Linear Row Houses	Cluster Row Houses	Apartment Houses
Minimum Landscaped Open Space within the required or established Front Yard	25%	25%	30%
Minimum Distance between buildings on same lot side wall	3 m	3 m	3 m
Minimum Distance between buildings on same lot 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 m	10 m	10 m
Minimum Distance between buildings on same lot between front or rear wall and side wall	8 m	8 m	8 m
Minimum setback to the designated right-of-way of Speedsville Road ⁽²⁾⁽³⁾	7.5m	7.5m	7.0 m
Maximum setback to the designated right-of-way of Equestrian Way ⁽²⁾⁽³⁾	n/a	n/a	7.5 m
Minimum setback to a daylight triangle	n/a	n/a	3.0 m
Minimum setback to land zoned in the Open Space Class ⁽²⁾⁽³⁾	6.0m rear yard 1.5m side yard	6.0m rear yard 1.5m side yard	7.5 m
Maximum Encroachments of open or covered unenclosed porches, patios, decks not exceeding 3 m in height	3.0 m into the minimum required front yard, exterior side yard and rear yard		

Zone Provisions	Linear Row Houses	Cluster Row Houses	Apartment Houses
Maximum Encroachment of open or covered unenclosed balconies	3.0 m into any required yard.		
Maximum Encroachment of sills cornices, eaves, gutters, chimneys or pilasters	0.75 m into any required yard		

- (1) Notwithstanding any provision of this zoning by-law, no habitable floor space shall be permitted above the geodetic elevations illustrated on Schedule B to this By-law.
 - (2) Notwithstanding the minimum yards above and Section 2.1.15, balconies, vents, canopies, underground parking stairs, underground parking ramps, underground parking shafts, shoring, utilities, retaining walls, roof overhangs, and handrail systems are permitted to encroach 3.0 into any required yard.
 - (3) Notwithstanding the minimum yards above and Section 2.1.15, underground parking structures are permitted to the property line with a zero yard setback.
6. Notwithstanding the provisions of Section 2.4.3 of the Zoning By-law, landscaping adjacent to a street line shall not be required for the blocks with front yards onto Equestrian Way or exterior side yards onto other public streets for buildings having a setback less than or equal to 4.5 metres.
 7. Notwithstanding any provision of this by-law, no habitable floor spaces shall be permitted above the geodetic elevations illustrated on Schedule B to this By-law.
 8. Notwithstanding the provision of Section 2.2.2.3 (f) 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.
 9. Notwithstanding any provision of this zoning by-law, no habitable floor space shall be permitted above 340 metres above sea level.
 10. Notwithstanding the creation of lot lines by registration of a condominium, the zoning regulations for cluster development in the RM3/CS5 zones, as set out herein, shall be applied to the entirety of the lands zoned RM3/CS5, not the individual lots created through condominium registration.”

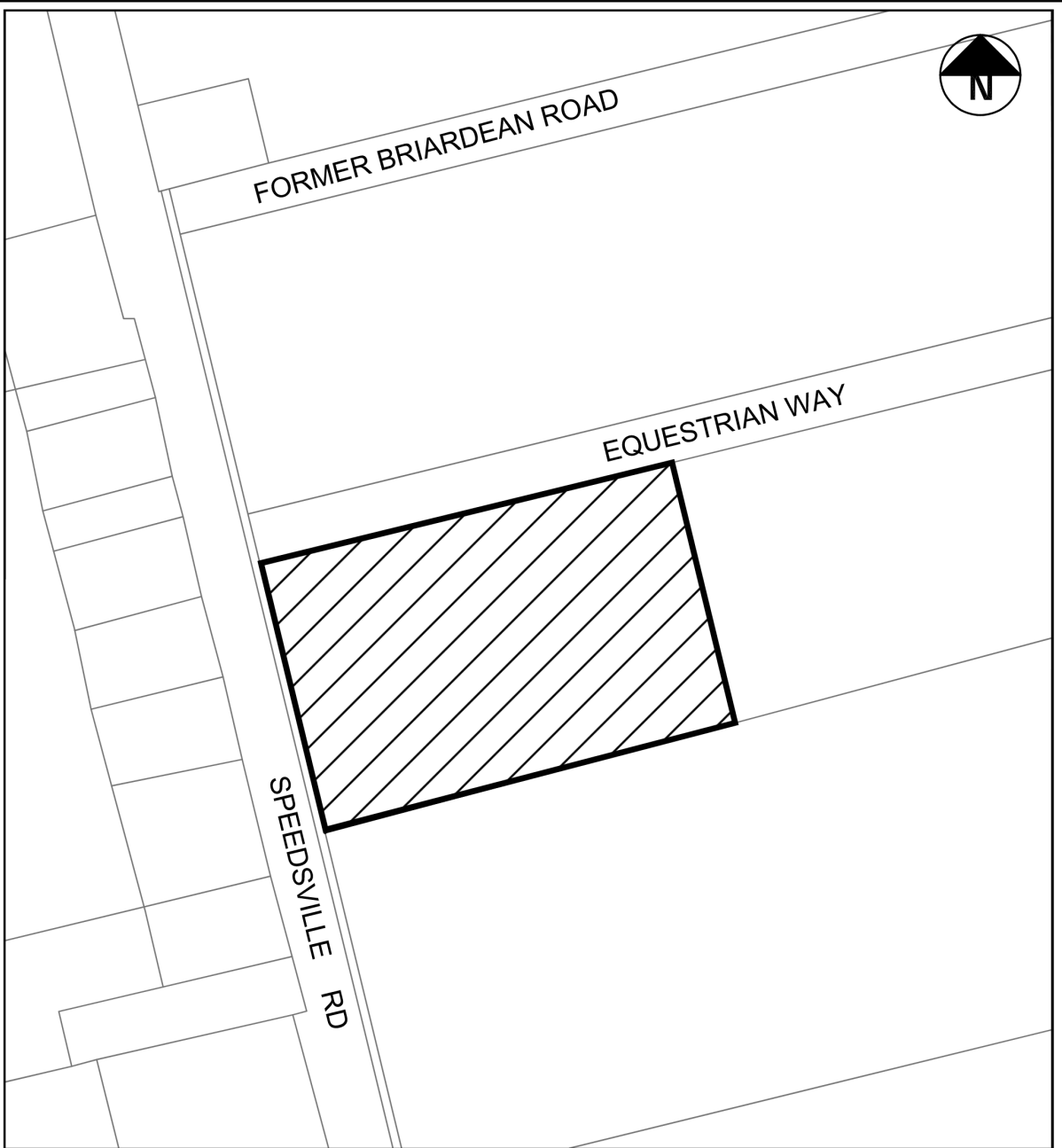
2. AND THAT this By-law shall come into force and effect on the date it is enacted Subject to Official Plan Amendment No. 42 coming into effect pursuant to Subsection 24(2) of the Planning Act, R.S.O., 1990, c. P. 13, as amended.

READ A FIRST, SECOND AND THIRD TIME, ENACTED AND PASSED this

_____ day of _____, A.D. 20__.



Mayor

Clerk



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

Zoning Classification

-  Change in Zoning from the (H)RM3/CS5(S.4.1.303B) Zone to the RM3/CS5(S.4.1.303B-XX) Zone, Modified
-  Lands affected by the by-law

