



Concept Plan 2 Apartment & Stacked Towns

725 & 775 Main Street
City of Cambridge
Region of Waterloo

Zoning Summary (RM3) Apartment		
	Required (min)	Provided
Gross Lot Area	-	16,773.5m ²
Trail Connection (Lands to be Conveyed to City)	-	249m ²
Ferncliffe Ave R.O.W. (Lands to be Conveyed)	-	228.6m ²
Net Lot Area	-	16,296m ²
Wetland Area	-	1,234.6m ²
Density (max.) Units per Hectare	75 uph	114uph
Lot Frontage (Ferncliffe St)	30.0m	112.1m
Front Yard (Ferncliffe St)	6.0m	5.5m
Int. Side Yard	12.0m*	8.0m
Ext. Side Yard	6.0m	-
Rear Yard (Main St)	12.0m*	3.0m
Amenity Area (per dwelling unit)	TBD Bachelor/1 Bdrm - 20m ² 2+ Bdrm - 30m ²	m ² **
Building Height	-	±30.0m
Landscaped Open Space	30%	%
Off Street Parking	232 spaces (1.25 spaces/unit)	218 spaces ±172 Structured*** 46 Surface
Sub-Total - 185 Units (Apartment)		
Zoning Summary (RM3) Stacked Townhouse		
	Required (min)	Provided
Lot Area	-	16,773.5m ²
Trail Connection (Lands to be Conveyed to City)	-	249m ²
Ferncliffe Ave R.O.W. (Lands to be Conveyed)	-	228.6m ²
Net Lot Area	-	16,296m ²
Wetland Area	-	1,234.6m ²
Density (max.) Units per Hectare	75 uph	30uph
Lot Frontage (Ferncliffe St)	10.0m	112.1m
Front Yard (Ferncliffe St)	6.0m	5.5m
Int. Side Yard	7.5m	4.9m
Ext. Side Yard	6.0m	-
Rear Yard (Main St)	7.5m	3.0m
Common Amenity Area (30m ² per dwelling unit)	1,440m ²	703m ²
Lot Coverage (max.)	40%	%
Landscaped Open Space	30%	%
Off Street Parking	60 spaces (1.25 space/unit)	53 spaces
Sub-Total - 48 Units (Stacked Towns)		
Floor Space Ratio		1.6
TOTAL UNITS - 233		

* 3m for the first 2 storeys, plus 1.5m for each additional storey, to a total required yard of 12m.
 ** Additional amenity areas to be provided in apartment building.
 *** Includes one (1) level of structured parking and one (1) level of underground parking. Final building design to determine parking layout.

Building Coverage (m²) %
 Landscaped Area (m²) %
 'Hard Surface' Area (m²) %
 Total 100.0%

DATE January 2024

SCALE 1:800

DRN CAC/LC/PL

FILE 16233K

K:\16233K-725-775 MAIN ST-CAMBRIDGE\ICPCONCEPTPLAN2_22JAN2024.DWG

Source: Vumap (2021)