BY-LAW 55-15

of the

CORPORATION OF THE CITY OF CAMBRIDGE

Being a by-law of the Corporation of the City of Cambridge to adopt Amendment No. 4 to the City of Cambridge Official Plan (2012). (Boxwood Business Campus R 2/14).

WHEREAS sections 17 and 22 of the Planning Act R.S.O. 1990 c. P.13, as amended empower the City of Cambridge to adopt an Official Plan and make amendments thereto;

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. THAT Amendment No. 4 to the City of Cambridge Official Plan (2012), consisting of the text and attached Schedule A and Figure 33, be and the same is hereby adopted.

2. THAT the Clerk is hereby authorized and directed to make application to the Regional Municipality of Waterloo for approval of the aforementioned Amendment No. 4 to the City of Cambridge Official Plan (2012) and to resolve part of Deferral No. 8 to the City of Cambridge Official Plan relating to Site Specific Policy 8.10.29.

3. THAT this By-law shall come into full force and effect upon the final passing thereof.

Read a First, Second and Third time

Enacted and passed this 24th day of March, 2015

MAYOR

CLERK
The purpose and effect of this Official Plan Amendment is to amend the City of Cambridge Official Plan (2012) Prestige Industrial and Business Industrial designations by adding Site Specific Policy 8.10.29 for Boxwood Business Campus, legally described as Part of Lots 27, 28 & 29 of Beasley’s Broken Front Concession and more particularly described as Parts 1-7 of Reference Plan 58R-12373, save and except Part 1 on 58R-12576, to:

- Permit additional uses within the subject lands, namely stand-alone data centres and courier and delivery services;
- Prohibit hotels, conference centres, and banquet facilities; and,
- Regulate the specific locations where licensed childcare establishments may be established through a corresponding zoning by-law amendment.
- To address some housekeeping matters affecting these lands such as resolving part of Deferral 8 to the City of Cambridge Official Plan and amend mapping to reflect the area affected by Site Specific Policy 8.10.29.

The following uses are also permitted:

a) light industrial uses in an enclosed building including assembling, fabricating, manufacturing, processing, and industrial service trades;

b) major offices (freestanding office buildings of 10,000 square metres or greater, or with 500 jobs or more);

c) office buildings with a minimum floor area of 1860 square metres;

d) research and development including laboratories;

e) information technology related uses, including stand-alone data centres;

f) complementary uses including: licensed childcare establishments (in limited areas); fitness establishments, food service, restaurants; medical; financial institutions; security services; and janitorial services are permitted within an industrial mall provided that all of the above uses may not occupy more than 50% of the gross leasable commercial floor area of the industrial mall and must be an integral part of the building containing other permitted uses; and,

g) Accessory uses, as defined by the Zoning By-law.
Amendment No. 4 to the City of Cambridge Official Plan

1. Chapter 14, Map 2A of the City of Cambridge Official Plan is hereby modified by replacing the Site Specific Policy Area 33 with the Site Specific Policy Area 33 as shown on the attached Schedule A to this amendment.

2. Figure 33 of the City of Cambridge Official Plan is hereby amended and replaced with the new Figure 33 hereto attached.

3. The following Site Specific Policy 8.10.29 of the City of Cambridge Official Plan is hereby added:

8.10.29 Boxwood Business Campus

a) Notwithstanding the permitted uses in the Plan, the land designated as Prestige Industrial and Business Industrial on Map 2 of this Plan, known as the Boxwood Business Campus, and as shown on Figure 33 may be used for the following purposes in the following areas:

- Area A (red) - may be used for courier and delivery services.
- Area B (blue) – may be used for data centres.

b) Notwithstanding the permitted uses in the Plan, hotels, conference centres, and banquet facilities are prohibited within the Boxwood Business Campus.

c) Notwithstanding the permitted uses in the Plan, licensed childcare establishments are prohibited in Area C (green), as shown on Figure 33, and are further regulated by the corresponding zoning by-law amendment (R2/14).
BY-LAW 56-15

of the

CORPORATION OF THE CITY OF CAMBRIDGE

Being a by-law of the Corporation of the City of Cambridge to amend the City of Cambridge Zoning By-Law, as amended.

WHEREAS City of Cambridge Council is empowered to enact this by-law by the virtue of the provisions of Sections 34 and 36 of the Planning Act (R.S.O. 1990, c. P.13 as amended);

AND WHEREAS this by-law conforms to the City of Cambridge Official Plan provides for the lands affected by this by-law to be zoned as set forth in this by-law;

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. THAT this by-law apply to the lands legally described as Part of Lots 27, 28 & 29 of Beasley’s Broken Front Concession and more particularly described as Parts 1-7 of Reference Plan 58R-12373, save and except Part 1 on 58R-12576.

2. THAT the City of Cambridge Zoning By-Law, being Schedule A to By-Law No. 150-85, be and the same is hereby amended by changing the zoning classification as shown on the lands outlined by a heavy black line on Schedule A hereto attached from M3, M2(s.4.1.255), (H)M2(s.4.1.255) and OS1 to (H1)(H3) M2(s.4.1.255.1), M2 (4.1.255.1), (H2) M3(4.1.255.2), M2(4.1.255.3) and OS1.

3. THAT the aforesaid the City of Cambridge Zoning By-Law be and the same is hereby further amended by deleting the existing subsection 4.1.255 in its entirety and replacing it with the following subsection(s):

4.1.255  Boxwood Business Campus

1. Notwithstanding the provisions of sections 3.4.3.1(b) & (c), 3.4.3.2 c) & e) of this by-law, the following uses are permitted and regulations shall apply to the lands in that M2 zone to which reference to s. 4.1.255.1 is made on Zoning Maps D7, D8, E7 and E8 attached to and forming part of this by-law:

   a) light industrial uses in an enclosed building including assembling, fabricating, manufacturing, processing, and industrial service trades;

   b) major offices (freestanding office buildings of 10,000 square metres or greater, or with 500 jobs or more);
c) office buildings with a minimum floor area of 1860 square metres;

d) research and development including laboratories;

e) information technology related uses, including data centres;

f) In addition to the uses listed in 3.4.2.2 (p) (iv), complementary uses including: licensed childcare establishments; fitness establishments, food service, restaurants; medical; financial institutions; security services; and janitorial services are permitted within an industrial mall provided that all of the above uses may not occupy more than 50% of the gross leasable commercial floor area of the industrial mall and must be an integral part of the building containing other permitted uses.

g) Accessory uses, as defined by the Zoning By-law, are permitted;

h) Notwithstanding any other section of this by-law, the following uses are not permitted: Motor vehicle repair shops, autobody repair shops, auto service malls, storage and recycling of tires, landscaping and gardening centres, leasing or rental of motor vehicles and transport trailers, propane transfer facilities, dry cleaning plants, courier and delivery services, and stamping operations of any kind;

i) The minimum permitted front yard and exterior side yard setback is 6 metres.

2. Notwithstanding the provisions of sections 3.4.3.1(b) & (c), 3.4.3.2 c) & e) of this by-law, the following uses and regulations shall also apply to the lands in that M3 zone to which reference to s. 4.1.255.2 is made on Zoning Maps D7, D8, E7 and E8 attached to and forming part of this by-law:

a) light industrial uses in an enclosed building including assembling, fabricating, manufacturing, processing, and industrial service trades;

b) major offices (freestanding office buildings of 10,000 square metres or greater, or with 500 jobs or more);

c) office buildings with a minimum floor area of 1860 square metres;

d) research and development including laboratories;

e) information technology related uses, including data centres;

f) courier or delivery services;
g) In addition to the uses listed in 3.4.2.2 (p) (iv), complementary uses including: fitness establishments, food service, restaurants; medical; financial institutions; security services; and janitorial services are permitted within an industrial mall provided that all of the above uses may not occupy more than 50% of the gross leasable commercial floor area of the industrial mall and must be an integral part of the building containing other permitted uses.

h) Accessory uses, as defined by the Zoning By-law, are permitted.

i) Notwithstanding any other section of this by-law, the following uses are not permitted: Motor vehicle repair shops; autobody repair shops; auto service malls; storage and recycling of tires; landscaping and gardening centres; leasing or rental of motor vehicles and transport trailers; propane transfer facilities; and dry cleaning plants.

j) The minimum permitted front yard and exterior side yard setback is 6 metres.

3. Notwithstanding the provisions of sections 3.4.3.1(b) & (c), 3.4.3.2 c) & e) of this by-law, the following uses and regulations shall also apply to the lands in that **M2 zone** to which reference to s. 4.1.255.3 is made on Zoning Maps D7, D8, E7 and E8 attached to and forming part of this by-law:

a) light industrial uses in an enclosed building including assembling, fabricating, manufacturing, processing, and industrial service trades;

b) major offices (freestanding office buildings of 10,000 square metres or greater, or with 500 jobs or more);

c) office buildings with a minimum floor area of 1860 square metres;

d) research and development including laboratories;

e) information technology related uses, including data centres;

f) In addition to the uses listed in 3.4.2.2 (p) (iv), complementary uses including: fitness establishments, food service, restaurants; medical; financial institutions; security services; and janitorial services are permitted within an industrial mall provided that all of the above uses may not occupy more than 50% of the gross leasable commercial floor area of the industrial mall and must be an integral part of the building containing other permitted uses.

g) Accessory uses, as defined by the Zoning By-law, are permitted;

h) Notwithstanding any other section of this by-law, the following uses are not permitted: Licensed childcare establishments, motor vehicle repair shops, autobody repair shops, auto service malls, storage and recycling of tires, landscaping and gardening centres, leasing or rental of motor
vehicles and transport trailers, propane transfer facilities, dry cleaning plants, courier and delivery services, and stamping operations of any kind;

i) The minimum permitted front yard and exterior side yard setback is 6 metres.

4. THAT the removal of the (H1) holding provision noted above in site specific section 4.1.255.1 is subject to the completion of a Municipal Class Environmental Assessment for Speedsville Road, from Maple Grove Road to Eagle Street, including the intersection of Speedsville Road and Maple Grove Road, and any requirements for the implementation of said Environmental Assessment including, but not limited to, road widenings and access restrictions from Speedsville Road, to the satisfaction of the City of Cambridge’s Commissioner of Transportation and Public Works and the Regional Municipality of Waterloo.

5. THAT Licensed childcare establishments may be permitted within (H2)M3 zone within the site specific area 4.1.255.2 only with the removal of the (H2) holding provision subject to the submission of a Detailed Noise Study to the satisfaction of the City of Cambridge and the Regional Municipality of Waterloo, that assesses the noise impacts from the adjacent industrial uses (including Toyota), and if necessary, recommends appropriate mitigation measures in accordance with the Ministry of the Environment Publication NPC-300. The owner shall provide written documentation to the satisfaction of the City of Cambridge and the Regional Municipality of Waterloo that demonstrates how any required mitigation measures will be implemented.

6. THAT Licensed childcare establishments may be permitted within (H3)M2 zone within the site specific area 4.1.255.1 only with the removal of the (H3) holding provision subject to the submission of a Detailed Noise Study to the satisfaction of the City of Cambridge and the Regional Municipality of Waterloo, that assesses the noise impacts from Speedsville Road, and if necessary, recommends appropriate mitigation measures in accordance with the Ministry of the Environment Publication NPC-300. The owner shall provide written documentation to the satisfaction of the City of Cambridge and the Regional Municipality of Waterloo that demonstrates how any required mitigation measures will be implemented.

7. THAT this By-law shall come into full force and effect on the date it is enacted subject to Official Plan Amendment No. 4 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 24th day of March, 2015

MAYOR

CLERK