

DRAFT By-law No. xx-15

of the

City Of Cambridge

A By-law to amend Zoning By-Law No. 150-85,  
as amended.

**Whereas** Council of the City of Cambridge Zoning 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** the Council of the City of Cambridge has deemed it advisable to amend Zoning By-law No. 150-85, as amended, and therefore implements the Official Plan of the City of Cambridge; and,

Whereas the application conforms to the Official Plan of the City of Cambridge; 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 \_\_\_\_\_, 2015; and,

Now Therefore the Municipal Council of the Corporation of the City Of Cambridge enacts as follows:

1. This Zoning By-law Amendment applies to all lands subject to the City of Cambridge Zoning By-law 150-85;
2. That the definition for *floor area, gross leasable commercial* be modified as follows:

~~*“floor area, gross leasable commercial*~~ *Gross leasable area means the total floor area designed for tenant occupancy and exclusive use, including the main floor, basements, upper floors and mezzanines. The calculation of gross leasable area does not include any floor area used in common by the tenants of the building. It is measured from the centre line of joint partitions and from outside wall faces. Gross leasable area is the area on which tenants pay rent and which produces income for an owner. the total floor area of a building for which tenants pay rent and have exclusive occupancy, measured from the centreline of partition walls and the exterior face of outside walls, and includes all such floor area on a main floor, mezzanine and upper storey and in a cellar and used for any retail, service, office or recreational commercial purpose, but such as a mall, aisle or hallway, elevator shaft or lobby, stairwell, loading or unloading area, permanent*

~~storage area, any washroom, boiler room, maintenance room, mechanical or electrical or utility room, or any automobile parking facilities or residential floor area provided within the building.”~~

3. That references to *gross leasable commercial floor area* be deleted and replaced with the term *gross leasable area* in the following definitions:

*neighbourhood grocery store* means any grocery store where the ~~gross leasable commercial floor area~~ *gross leasable area* of the store does not exceed 300 m<sup>2</sup>;

*neighbourhood variety store* means any variety store where the ~~gross leasable commercial floor area~~ *gross leasable area* of the store does not exceed 300 m<sup>2</sup>;

*shopping centre, subregional* means a shopping centre containing at least 36,000 m<sup>2</sup> of ~~gross leasable commercial floor area~~ *gross leasable area* but less than 36,000 m<sup>2</sup> of gross leasable retail commercial floor area;

*shopping centre, community* means a shopping centre containing at least 13,500 m<sup>2</sup> but less than 36,000 m<sup>2</sup> of ~~gross leasable commercial floor area~~ *gross leasable area*;

*shopping centre, neighbourhood* means a shopping centre containing at least 5,000 m<sup>2</sup> but less than 13,500 m<sup>2</sup> of ~~gross leasable commercial floor area~~ *gross leasable area*;

*shopping centre, local* means a shopping centre containing at least 500 m<sup>2</sup> but less than 5,000 m<sup>2</sup> of ~~gross leasable commercial floor area~~ *gross leasable area* divided into at least three, separate, leasable units for occupancy by different tenants;

4. That references to *gross leasable commercial floor area* be deleted and replaced with the term *gross leasable area* in Section 2.2 Off Street Parking as follows:

ZBL SECTION REFERENCE	MODIFICATION
2.2.1.2(a)(i) – Column B	5 spaces per 100 m <sup>2</sup> of <i>gross leasable commercial floor area</i> other than floor space in a cinema

ZBL SECTION REFERENCE	MODIFICATION
2.2.1.2(a)(ii) – Column A	cinemas which are part of a regional, subregional or community shopping centre in a CS1, CS2, CS3 or C1 zone in which the total <i>gross leasable commercial floor area</i> of the shopping centre is 18,600 m <sup>2</sup> or more
2.2.1.2(a)(iii) – Column A	cinemas which are part of a community or neighbourhood shopping centre in a CS3, CS4, C1 or C4 zone in which the total <i>gross leasable commercial floor area</i> of the shopping centre is more than 9,300 m <sup>2</sup> but less than 18,600 m <sup>2</sup>
2.2.1.2(a)(iv) – Column A	cinemas which are part of a neighbourhood or local shopping centre in a CS4, CS5, C1 or C4 zone in which the total <i>gross leasable commercial floor area</i> of the shopping centre is 9,300 m <sup>2</sup> or less
2.2.1.2(b)(i)(1) – Column A	a grocery store in which more than 300 m <sup>2</sup> of <i>gross leasable commercial floor area</i> are provided
2.2.1.2(b)(i)(1) – Column B	5 spaces per 100 m <sup>2</sup> of <i>gross leasable commercial floor area</i>
2.2.1.2(b)(i)(2) – Column A	a neighbourhood grocery store or neighbourhood variety store in which not more than 300 m <sup>2</sup> of <i>gross leasable commercial floor area</i> are provided
2.2.1.2(b)(i)(2) – Column B	2.5 spaces per 100 m <sup>2</sup> of <i>gross leasable commercial floor area</i>
2.2.1.2(b)(i)(3) – Column B	2.5 spaces per 100 m <sup>2</sup> of <i>gross leasable commercial floor area</i>
2.2.1.2(b)(ii)(1)(B) – Column B	2.5 spaces per 100 m <sup>2</sup> of <i>gross leasable commercial floor area</i>
2.2.1.2(b)(ii)(14) – Column B	3 spaces per 100 m <sup>2</sup> of <i>gross leasable commercial floor area</i>
2.2.1.2(b)(ii)(15) – Column B	2.5 spaces per 100 m <sup>2</sup> of <i>gross leasable commercial floor area</i>
2.2.1.4(a) – Column B	2.5 spaces per 100 m <sup>2</sup> of <i>gross leasable commercial floor area</i> , in addition to any parking spaces or parking lot used or reserved for the purposes of storing heavy vehicles, equipment, machinery, stock or the fleet vehicles of a courier or delivery service
2.2.1.4(f) – Column B	3 space per 100 m <sup>2</sup> of <i>gross leasable commercial floor area</i>

ZBL SECTION REFERENCE	MODIFICATION
2.2.2.11 – Parking Regulations for Offices in Shopping Centres	Notwithstanding the provisions of Section 2.2.1.2(a)(i) where office, other than the office of medical practitioners and dentists are located above the first storey of the building, the required parking shall be calculated at a ratio of 2.5 spaces per 100 m <sub>2</sub> of <i>gross leasable commercial floor area</i> .

5. That references to *gross leasable commercial floor area* be deleted and replaced with the term *gross leasable area* in Section 3.3.1.4(a) – Special Regulations For Local and Neighbourhood Shopping Centres in C1, C4 And CS5 Zones as follows:

Notwithstanding the provisions of section 3.3.3.1(d)(vi), not more than 50% of the *gross leasable commercial floor area* provided in a local shopping centre in a CS5 zone shall be used for the purposes of business and professional offices;

6. That references to *gross leasable commercial floor area* be deleted and replaced with the term *gross leasable area* in Section 3.3.1.7(a) and (c) – Shopping Centres in CS-Class Zones as follows:

(a) *gross leasable commercial floor area* shall be provided within the limits prescribed in Sections 3.3.3.3(a), (b), (c) and (d) of this by-law, as the case may be, for the CS class zone in which such land is situate;

(c) notwithstanding clause (a) of this subsection, the floor area provided in a hotel, motel, ~~automobile service station~~ or gas bar erected or located on lands in a CS1, CS2, CS3, CS4 or CS5C5 zone shall be excluded from the calculation of ~~minimum and~~ maximum *gross leasable commercial floor area* prescribed in sections 3.3.3.3(a), (b), (c) and (d) of this by-law;

7. That references to *gross leasable commercial floor area* be deleted and replaced with the term *gross leasable area* in Section 3.3.3.1 – Commercial Zone Permitted Uses as follows:

ZBL SECTION REFERENCE	MODIFICATION
3.3.3.1(a)(i) – neighbourhood grocery store	a neighbourhood grocery store in which not more than 300 m <sup>2</sup> of <i>gross leasable commercial floor area</i> is provided
3.3.3.1(a)(ii) – neighbourhood variety store	a neighbourhood variety store in which not more than 300 m <sup>2</sup> of <i>gross leasable commercial floor area</i> is provided
3.3.3.1(a)(iii) – any retail commercial establishment	any retail commercial establishment in which not more than 300 m <sup>2</sup> of <i>gross leasable commercial floor area</i> is provided

8. That the table in Section 3.3.3.3 be modified by deleting row (a) minimum gross retail commercial floor area, row (b) maximum gross retail commercial floor area, and row (c) minimum gross leasable commercial floor area.
9. That the table in Section 3.3.3.3 be modified by revising row (d) maximum gross leasable commercial floor area as follows and that the subsequent rows be renumbered accordingly:

		ZONE				
		CS1	CS2	CS3	CS4	CS5
(d)	maximum <i>gross leasable commercial floor area</i> (m <sup>2</sup> )	67,562	46,450	<del>36,000</del> 46,450	<del>13,500</del> 13,935	5,000

10. That the table in Section 3.3.3.4(a) be modified by revising row (i) total maximum gross retail commercial floor area and row (ii) Site A - total maximum gross retail commercial floor area as follows:

		Maximum GRCFA
(i)	Total	65,985 m <sup>2</sup> (710,280 sq. ft.) 66,749 m <sup>2</sup> (718,500 sq.ft.)
(ii)	Site A	62,429 m <sup>2</sup> (672,000 sq. ft.) 63,193 m <sup>2</sup> (680,204 sq. ft.)

11. That references to *gross leasable commercial floor area* be deleted and replaced with the term *gross leasable area* in Section 3.4.1.9(b) (iii) and (iv) – Auto Service Malls in Industrial Zones as follows:

(iii) notwithstanding section 3.4.1.9(b)(ii), the *gross leasable commercial floor area* for such auto service mall shall not be less than 500 m<sup>2</sup> or greater than 5000 m<sup>2</sup>;

(iv) no single establishment in an auto service mall shall have a *gross leasable commercial floor area* less than 75 m<sup>2</sup>;

12. That references to *gross leasable commercial floor area* be deleted and replaced with the term *gross leasable area* in Section 3.4.2.2(p) and (p)(iv) – General Industrial Uses as follows:

(p) one or more of the following uses if located in an industrial mall; provided, however, that not more than 2500 m<sup>2</sup> of *gross leasable commercial floor area* shall be used by any single establishment in the industrial mall for such purposes:

(p)(iv) a food services establishment, travel agency, fitness club (including the instruction of dance, martial arts and wrestling), bank, trust company, credit union, legal services or health care service and sports training and development but not including a commercial recreational establishment or place of amusement which all above uses may not occupy more than 25% of the *gross leasable commercial floor area* of the entire building, and must be an integral part of a building containing other permitted uses;

Read a First, Second and Third Time, Enacted and Passed this \_\_\_\_ day of \_\_\_\_\_, A.D. 2015.

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Mayor

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Clerk