

BY-LAW NO. XX-23

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 150-85, as amended with respect to land municipally known as 895 Riverbank Drive

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 WEREAS this By-law conforms to the City of Cambridge Official Plan, as amended;

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 implement 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 the amendment was presented at the public meeting held XXXX, and that further public meeting is not considered necessary in order to proceed with this amendment.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF CAMBRIDGE enacts as follows:

1. **THAT** this by-law shall apply to lands in respect of Part of Lot 1, Beasley's Middle Block, City of Cambridge, Regional Municipality of Waterloo and is shown outlined in black on Schedule 'A1' and 'A2' attached hereto.
2. **THAT** the City of Cambridge Zoning By-Law, being Schedule 'A' to By-Law No. 150-85, is hereby amended by changing the zoning classification of the lands shown outlined by a heavy black line on Schedule 'A1' and 'A2' hereto attached from A1 to OS1, OS4-XX, N1, R6-XX, RM1-XX, RM3-XX, RM4-XX and RR1 to RM1-XX.
3. **THAT** the City of Cambridge Zoning By-law, being Schedule 'A' to By-law 150-85, is hereby further amended by adding the notation "(s.R6 4.1____.1)" to the R6 zone symbols;

4. **THAT** the City of Cambridge Zoning By-law, being Schedule 'A' to By-law 150-85, is hereby further amended by adding the notation "(s.RM1 4.1____.1 to the RM1 zone symbols;
5. **AND THAT** the aforesaid City of Cambridge Zoning By-law, as amended, is hereby further amended by adding the following subsection to section 4.1 thereof:

"4.1.____ Beasley's Middle Block

1. Notwithstanding the provisions of sections 2.1.15, 3.1.2.1, 3.1.2.2, 3.1.2.3 and 3.1.2.5 of this By-law and in addition to section 1.1.1, the following regulations shall apply to the lands in the R6 zone classification to which reference to "(s.4.1.____)" is made on Zoning Map B5 and B6 attached to and forming part of this bylaw:

Zone Provisions	R6 – Single Detached Dwelling
Minimum Lot Frontage	9.0 m
Minimum Corner Lot Frontage	10.2 m
Minimum Lot Area	250 m ² (Interior Lot); 300 m ² (Corner Lot)
Minimum Front Yard to Garage	5.8 m ⁽¹⁾
Minimum Front Yard to House	3.0 m
Minimum Interior Side Yard	1.2 m ⁽²⁾
Minimum Exterior Side Yard	2.4 m
Minimum Rear Yard	7.0 m
Minimum Rear Yard to Garage accessed from public lane	0.6 m
Maximum Building Height	11.0 m
Minimum Gross Floor Area	Not applicable
Maximum Lot Coverage	Not applicable
Minimum Landscaped Area	Not applicable

Special Provisions:

- ⁽¹⁾ If the driveway does not cross a sidewalk, the minimum setback is reduced to 4.5 metres.
- ⁽²⁾ *The required interior side yard may be reduced on one side of a dwelling to 0.6 m if there are no doors, windows or other openings within 1.2 metres of the interior side lot line on that side of the building.*

2. That for the purposes of this by-law, a "Lane" shall be defined as follows:

"Lane" means a publicly owned or privately owned right-of-way that is not intended for general traffic circulation and which provides motor vehicle access to an abutting property.

3. That for the purposes of this by-law, a "Through Lot" shall be defined as follows:

“Through lot” means a lot that is not a corner lot but has frontage on more than one street or highway. If a lot is a through lot, both of the lot lines abutting the street or highway are deemed to be front lot lines. For clarity, a lot is not a through lot if it has frontage on a lane.

4. That for the purposes of this by-law, a “Live-Work Dwelling” shall be defined as follows:

“Live-Work Dwelling” means a unit which contains separate areas intended for Residential and Non-Residential uses, that share a common wall with direct access between the Residential and Non-Residential uses.

5. Notwithstanding the provisions of section 3.1 to the contrary, the following provisions apply to a lot where its rear lot line abuts a lane:
- a. A driveway shall only be permitted to cross the rear lot line and be accessed only from the public lane;
 - b. Minimum rear yard to a garage is 0.6 metres;
 - c. The width of an attached or detached garage shall not exceed 6.1 metres;
 - d. The width of any driveway shall not exceed 6.1 metres;
 - e. An *additional dwelling unit* is permitted to be located above either a garage in the main building or a detached garage on the same lot and that stairways providing access to the additional dwelling unit may extend down to grade; and
 - f. An outdoor amenity space shall be provided and shall have a minimum area of 20 square metres. Decks and associated stairs may encroach into the required outdoor amenity space.
 - g. Notwithstanding the maximum driveway width under subsection d, a parking pad in support of an additional dwelling unit is permitted and may extend the driveway width by 2.8 metres.
6. Notwithstanding the provisions of sections 2.1.15, 3.1.2.1, 3.1.2.2, 3.1.2.3 and 3.1.2.7 of this by-law and in addition to section 1.1.1, the following regulations shall apply to the lands in the RM4 zone classification to which reference to "(s.4.1.____)" is made on Zoning Map B5 and B6 attached to and forming part of this bylaw:
1. Attached One Family dwellings shall be subject to the following requirements:

Zone Requirements	
Minimum Lot Frontage	5.5 m per dwelling unit
Minimum Corner Lot Frontage	N/A
Minimum Lot Area	165 m ² per dwelling unit

Minimum Front Yard to Garage	5.8 m ⁽¹⁾
Minimum Front Yard to House	3.0 m
Minimum Interior Side Yard	1.2 m
Minimum Exterior Side Yard	2.4 m
Minimum Rear Yard	6.0 m
Maximum Building Height	3 storeys
Minimum Gross Floor Area	N/A
Maximum Lot Coverage	N/A
Minimum Landscaped Area	N/A
Maximum number of attached dwelling units	8

Special Provisions:

⁽¹⁾ If the driveway does not cross a sidewalk, the minimum setback is reduced to 4.5 metres.

7. Notwithstanding the provisions of sections 2.1.15, 3.1.2.1, 3.1.2.2, 3.1.2.3 and 3.1.2.7 of this By-law and in addition to section 1.1.1, the following regulations shall apply to the lands in the RM3 zone classification to which reference to "(s.4.1.____)" is made on Zoning Map B5 and B6 attached to and forming part of this bylaw:

1. Cluster Development of Multiple Unit Residential Buildings other than Apartment House shall be subject to the following requirements:

Zone Requirements	
Determination of a Lot	Notwithstanding any further division or partition of the land, or the registration of any Condominium Declaration, lands zoned RM3 to which reference "S.4.1.4__" is made on Schedule 'A' shall be deemed to be one lot as outlined on Schedule __ for the purposes of this By-law.
Lot Line Determination	The lot line abutting Middle Block Road shall be deemed to be the Front Lot Line.
Minimum Front Yard	3.0 m
Minimum Exterior Side Yard	3.0 m
Minimum Rear Yard	3.0 m
Maximum Building Height	4 storeys
Maximum Lot Coverage	N/A
Minimum Landscaped Area	Not Applicable
Minimum separation distance between end walls of separate buildings	2.4 m
Minimum distance from an end wall of a building to a private lane	1.8 m

Minimum distance from a wall other than an end wall of a building to a private lane	2.4 m
Minimum distance from an attached garage of a building to a private lane	0.6 m
Maximum number of attached dwelling units	8
Parking Required	A minimum of one parking space shall be provided for each dwelling unit and an additional parking space shall be provided for every four dwelling units for the exclusive use of visitors.

8. Notwithstanding the provisions of sections 2.1.12, 2.1.15, 3.1.2.1, 3.1.2.2, 3.1.2.3 and 3.1.2.7 of this By-law and in addition to section 1.1.1, the following regulations shall apply to the lands in the RM1 zone classification to which reference to "(s.4.1.____)" is made on Zoning Map B5 and B6 attached to and forming part of this bylaw:

1. The following are permitted uses under the RM1 zone:

Residential:

- a. Apartment House
- b. Apartment House with permission for non-residential uses at grade
- c. Cluster Development of Multiple Unit Residential Buildings (not permitted to front onto arterial roads)
- d. Live-Work Dwelling
- e. Temporary Site Office or Sales Office

Commercial Uses as described under Section 3.3.2:

- a. Retail Commercial Establishments
- b. Service Commercial Establishments
- c. Commercial-Recreational Establishments
- d. Recreation Centre
- e. Commercial school
- f. Day nursery
- g. Grocery store
- h. Restaurant
- i. Variety store

2. Development under the RM1 zone shall be subject to the following requirements:

	Zone Requirements	
1.	Determination of a Lot	Notwithstanding any further division or partition of the land, or the registration of any Condominium Declaration, lands zoned RM3 to which reference "S.4.1.4__" is made on Schedule 'A' shall be deemed to be one lot as outlined on Schedule __ for the purposes of this By-law.
2.	Lot Line Determination	The lot line abutting Middle Block Road shall be deemed to be the Front Lot Line.
3.	Standards for Cluster Development of Multiple Unit Residential Buildings	Subject to Zone Requirements of RM3 Zone to which reference "S.4.1.4__" is made on Schedule 'A'.
4.	Minimum required outdoor amenity area for residential uses	2.0 m ² per dwelling unit
5.	Minimum required front, interior, exterior and rear yards for uses not listed in Row 3 of this table.	0.0 m
6.	Minimum building height	3 storeys; and 1 storey for stand-alone buildings for non-residential uses.
7.	Maximum building height	6 storeys, and up to 10 storeys along arterial roads.
8.	Minimum ground floor height for Non-Residential uses	4.5 m; and 3.0 m within a Live-Work Dwelling
9.	Maximum Floor Space Index	3.0
10.	Maximum Gross Floor Area for non-residential uses within a building	1,500 m ²
11.	Parking Required	A minimum of one parking space shall be provided for each dwelling unit and an additional parking space shall be provided for every four dwelling units for the exclusive use of visitors.

9. In addition to the provisions of Section 3.5.1.1, the following use shall also be permitted in the OS1 zone to which reference "S.4.1.4____" is made on Schedule 'A' attached to and forming part of this By-law:

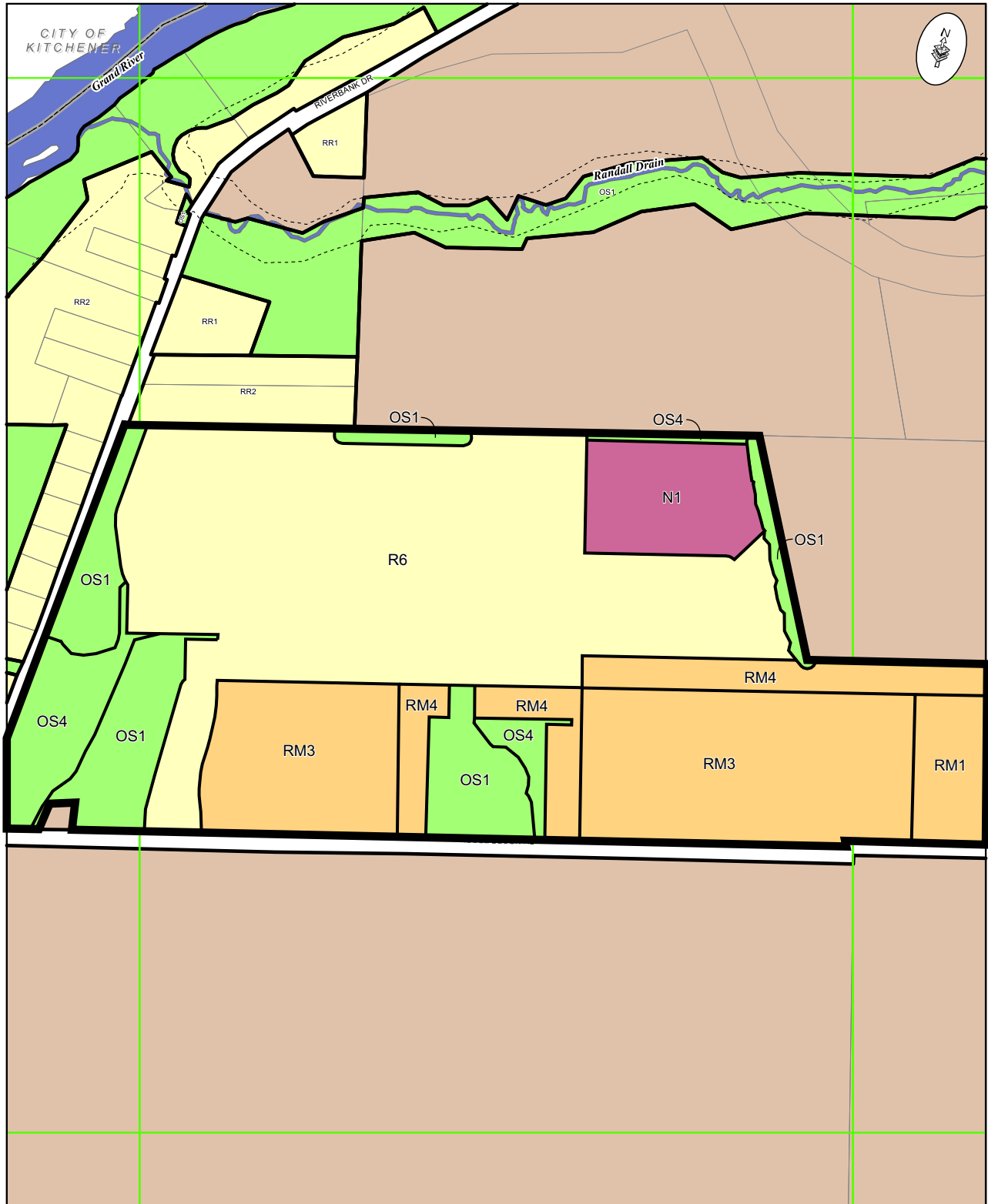
- a) Recreational trail and associated structures

Read a First, Second and Third Time, Enacted and Passed this ____ day of _____ 2023

Mayor

Clerk







Schedule A1



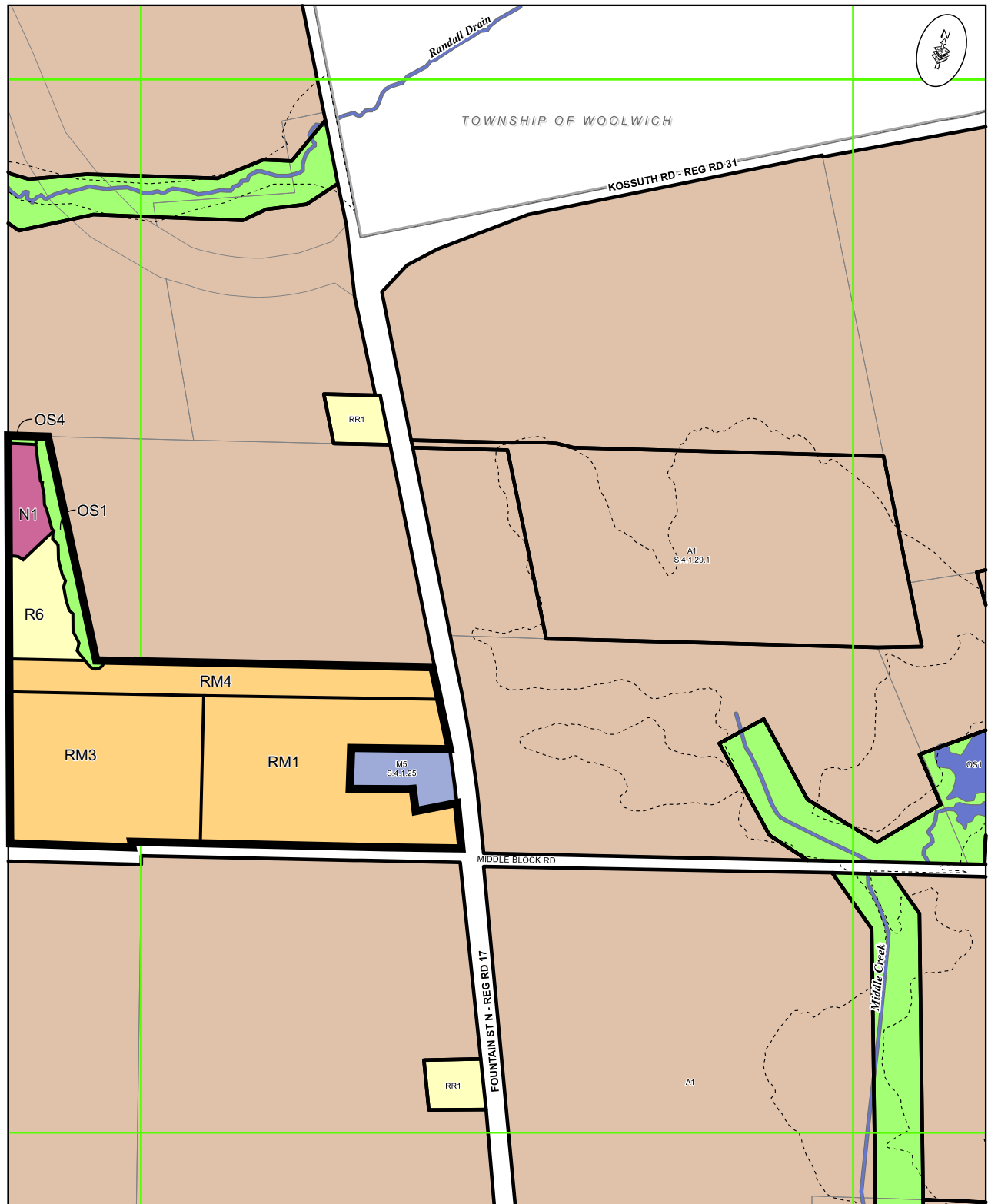
This is Schedule A1 attached to and forming part of By-law ____.

 Lands affected by the by-law

Generalized Zoning Categories

-  AGRICULTURAL
-  MEDIUM HIGH DENSITY RESIDENTIAL
-  INSTITUTIONAL
-  OPEN SPACE
-  LOW DENSITY RESIDENTIAL
-  Regulatory Flood Line See Section 2.1.8








Schedule A2



This is Schedule A2 attached to and forming part of By-law ____.

 Lands affected by the by-law

Generalized Zoning Categories

-  AGRICULTURAL
-  INSTITUTIONAL
-  LOW DENSITY RESIDENTIAL
-  INDUSTRIAL
-  MEDIUM HIGH DENSITY RESIDENTIAL
-  OPEN SPACE
-  Regulatory Flood Line See Section 2.1.8