

BY-LAW NO. XXX-21  
OF THE  
CORPORATION 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 130 Water Street North, City of Cambridge, Regional Municipality of Waterloo.

WHEREAS Council of the City of Cambridge has the authority pursuant to Sections 24(2), 34 and 36 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 implement Official Plan Amendment No. XX to the City of Cambridge Official Plan (2012), as amended,

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 XX, and that further public meeting is not considered necessary in order to proceed with this Amendment;

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

1. 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 of the lands shown on Schedule A hereto attached from OS1 and (F)C1 RM1 S.4.1.294 to OS1(s.4.1.\_\_\_\_) and (F)C1 RM1(s.4.1.\_\_\_\_).
2. THAT the City of Cambridge Zoning By-law, being Section 5, Map J10 to By-law 150-85, be and the same is hereby amended by adding the notation "(s.4.1.\_\_\_\_)" to the OS1 and (F)C1 RM1 zone symbols;
3. AND FURTHER THAT the aforesaid City of Cambridge Zoning By-law, as amended be and the same is hereby further amended by adding the following subsection to Section 4.1 thereof;

4.1.\_\_\_\_: 130 Water Street North

- a. Notwithstanding the provisions of Section 3.5.1.1 of this by-law, the following regulations shall apply to the lands in the OS1 zone to which parenthetical reference to "(s.4.1.\_\_\_\_)" is made on Zoning Map J10 attached to and forming part of this by-law:
  - i. A driveway and any site servicing may be permitted on the lands zoned OS1.
- b. Notwithstanding the provisions of Sections 2.2.2.3, 3.1.2.4. b., S.4.1.294, and 3.1.2.4 j. of this by-law, the following regulations shall apply to the lands in the (F)C1 RM1 zone to which parenthetical reference to "(s.4.1.\_\_\_\_)" is made on Zoning Map J10 attached to and forming part of this by-law:

- i. Required off-street parking may be located on separate lots, being 7 Simcoe, 119, 123 and 125 - 129 Water Street East;
- ii. A maximum density of 404 units per hectare;
- iii. A minimum front yard setback of 1.5 metres;
- iv. A maximum building height of 11.0 metres for the area identified as "Area A" on Schedule B, a maximum building height of 143.0 metres for the area identified as "Area B" on Schedule B and a maximum height of 112.0 metres as identified as "Area C" on Schedule B;
- v. A minimum landscaped open space of 26% whereas 30% is required;
- vi. A minimum of 1 loading space whereas 2 are required.

Read a First, Second, and Third Time, Enacted and Passed this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk