New Comprehensive Zoning By-law with Form-Based Residential Zoning

Public Workshops
April 2025

Workshops for the New Zoning By-law

3 Workshops:

April 14, 2025 6:00 pm - 8:00pm at **637 King St E**

April 16, 2025 6:00 pm - 8:00pm at **Cambridge City Hall,50 Dickson Street**

April 17, 2025 6:00 pm - 8:00pm at **Hespeler Scout House,16 Kribs Street**

Visit the project web page for the New Comprehensive Zoning By-law with Form Based Residential Zoning. Stay tuned for the online survey:

https://www.engagewr.ca/new-comprehensive-zoning-by-law-with-form-based-residential-zoning

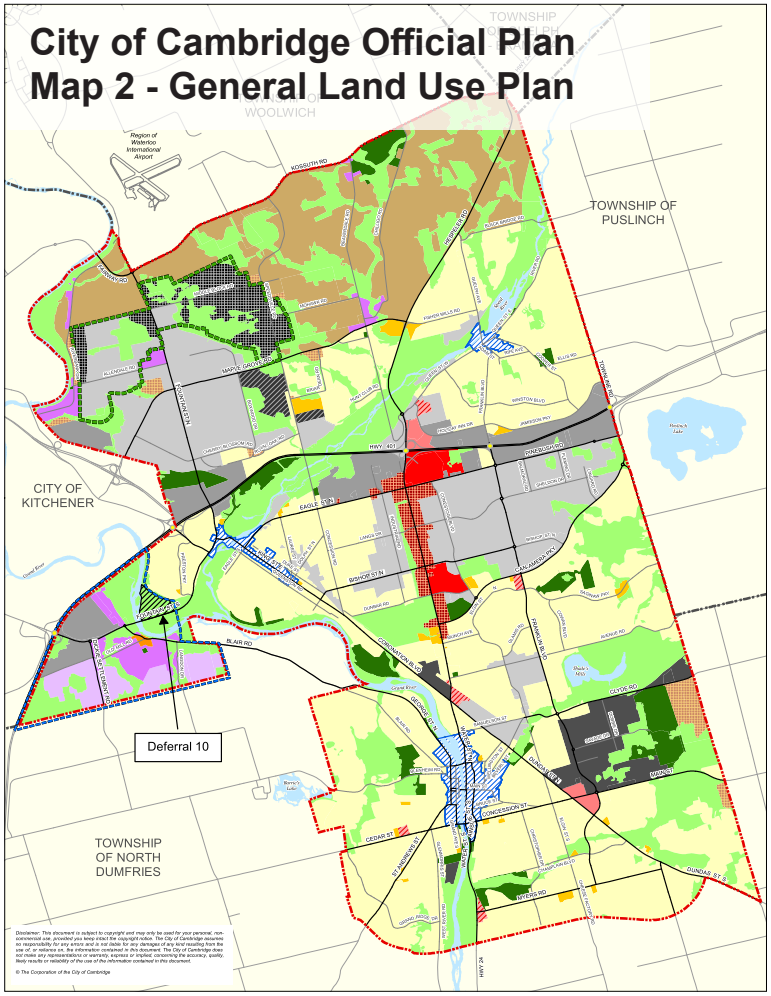
New Comprehensive Zoning By-law

- As part of the City's Housing Accelerator Fund with Canada Mortgage and Housing Corporation (CMHC), the City is reviewing its Zoning By-law to update regulations and is proposing to introduce **Form Based Zoning** for Low/Medium Density Residential and High Density Residential Areas.
- Form Based Zoning focuses on the **physical form of development (i.e., height, building placement) rather than the separation of use and dwelling types**. It shifts away from traditional zoning which can be restrictive and complex in practice.
- Form Based Zoning supports the development of "missing middle" housing to help support our growing City. The intent of form based zoning is to permit a greater variety of housing type as-of-right throughout the City, subject to development regulations. It will help the City simplify its zoning regulations.

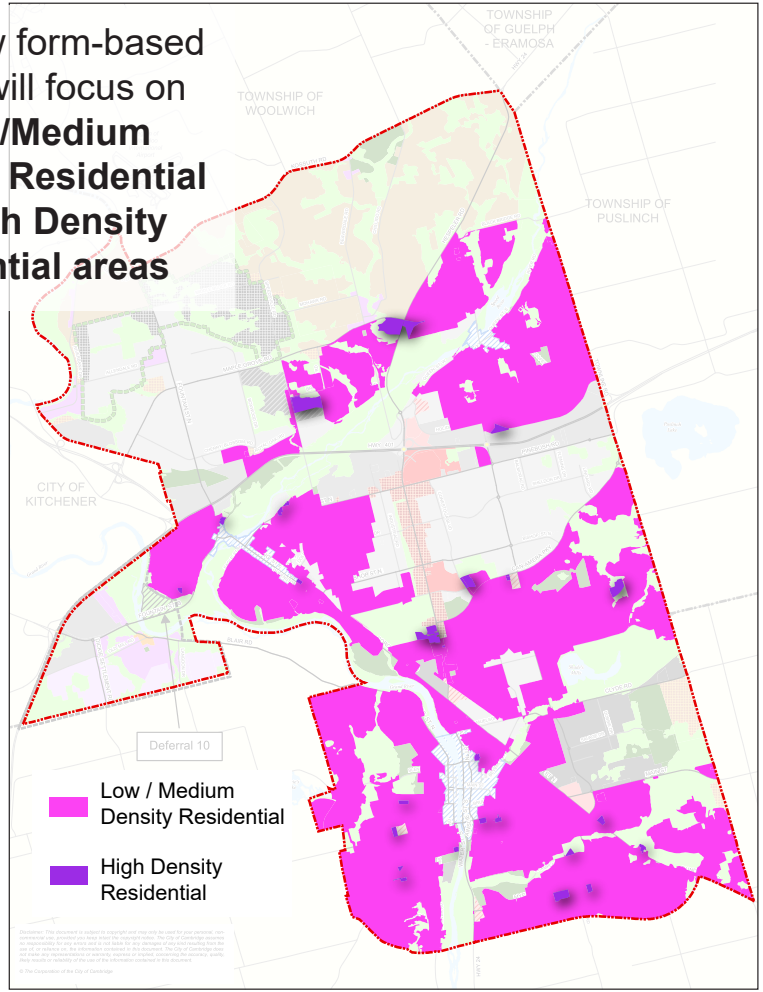
New Comprehensive Zoning By-law - Project Scope

- Form based zoning is intended to be incorporated into the new comprehensive zoning by-law in residential areas. Staff are considering the following 4 new zones which would apply City-wide:
  - RR - Detached, private services
  - R1 - Detached, attached and multiple (3 storey maximum)
  - R2 - Detached, attached and multiple (4 storey maximum)
  - R3 - Attached and multiples (5-15 storey maximum, subject to tall building standards)
- The focus is not on major growth areas, like the Hespeler Road Corridor.

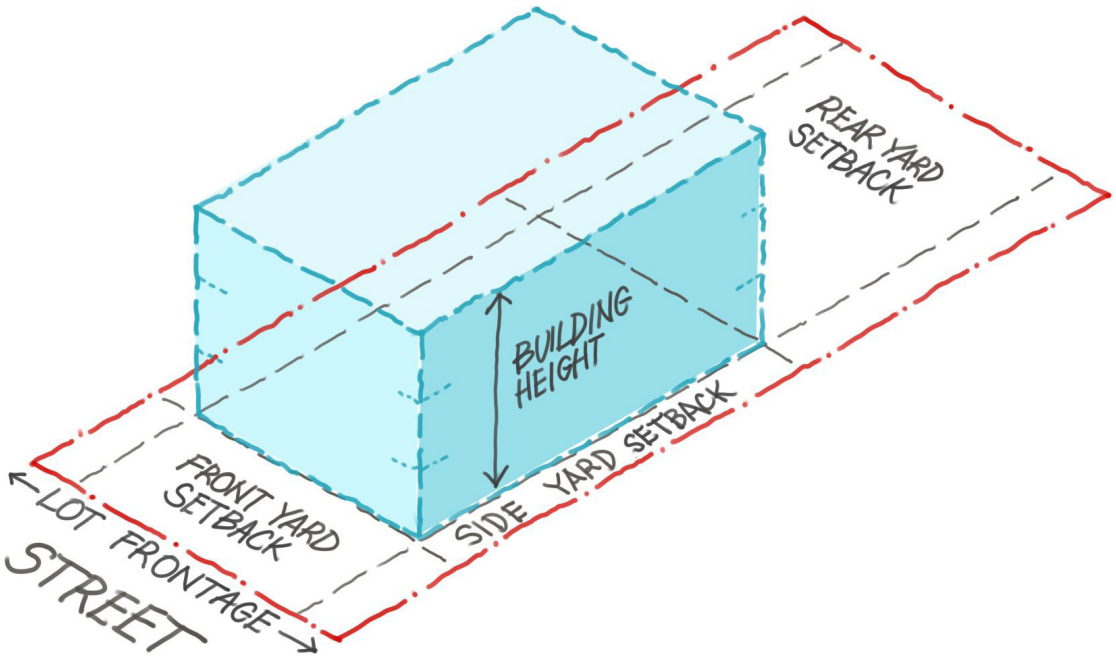
New Comprehensive Zoning By-law - Project Scope



The new form-based zoning will focus on the **Low/Medium Density Residential and High Density Residential areas**



New Comprehensive Zoning By-law



This is how built-form is controlled through zoning

Lot Width/Frontage: The measurement of a property's width along the street it faces.

Front Yard Setback: Minimum required distance between the front of a building and the property line along the street.

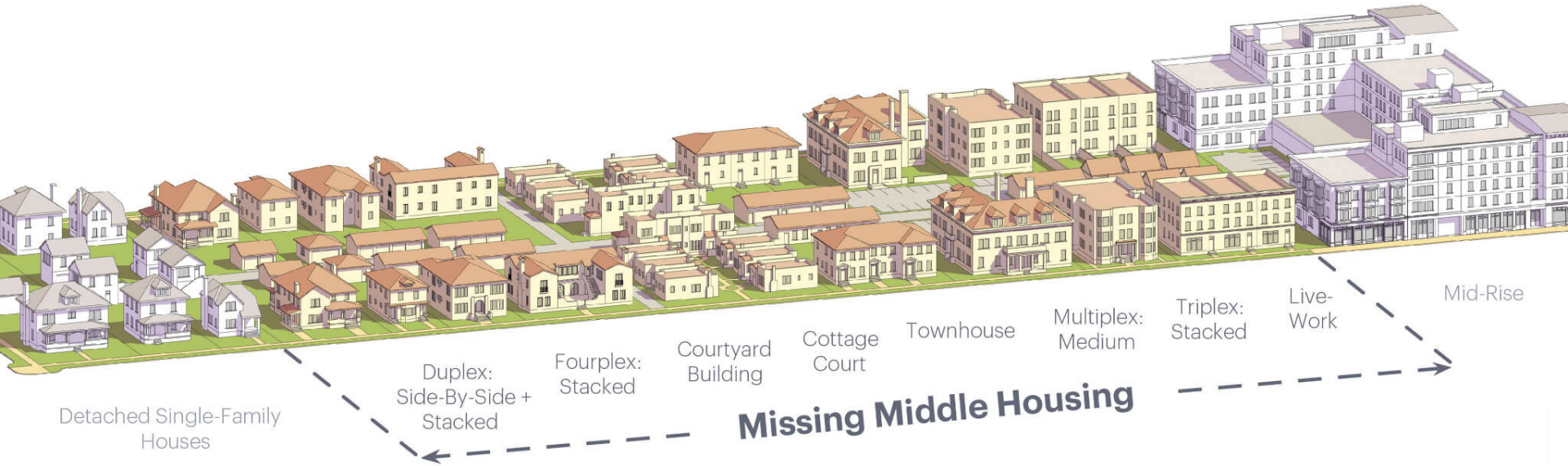
Interior Side Yard Setback: The required space between the building and the side property line.

Rear Yard Setback: The minimum distance a building must be from the back property line.

Building Height: The vertical distance from the ground to the highest point of the building.

Today's Meeting

- The focus of today's session is understand how additional housing can be accommodated in residential neighbourhoods in a way that fits in with the existing scale and form of the area.
- This type of housing is called the "missing middle housing"



Examples from Other Cities

- Other municipalities have been updating their policies and standards to accommodate more people living in the city
- Often, large areas of growth are directed to downtowns and intensification areas focused on transit (e.g. former commercial/industrial areas)
- Municipalities are also trying to accommodate more people living in neighbourhoods, in a compatible way, through Accessory Residential Units (ARUs) and small scale infill. This is the “missing middle.”



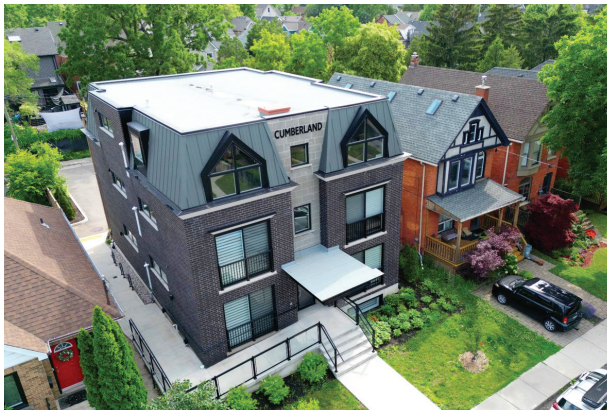
Guelph, Ontario



Northdale, Waterloo

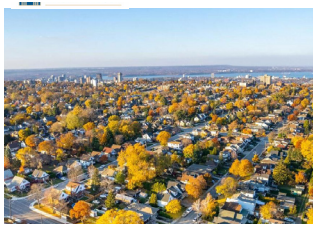


Laneway suite



6 unit infill apartment

Examples from Other Cities – Hamilton



Hamilton Neighbourhood Infill Design Guidelines

PHASE 1 BACKGROUND REPORT
Policy and Zoning By-law Review and Best Practices

DRAFT January 2023

1.1.1 ADDITIONAL DWELLING UNITS

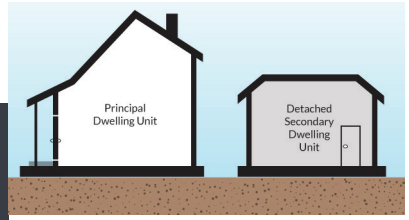
In 2021, Additional Dwelling Unit permissions were introduced city-wide across Hamilton. Additional Dwelling Unit – Detached permissions were introduced at the same time to the Urban Area.

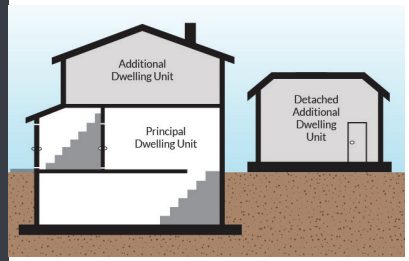
ADDITIONAL DWELLING UNITS (ADUS)

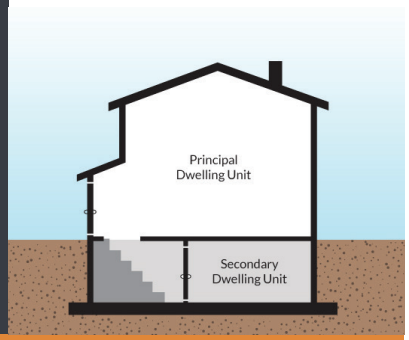
are separate and self-contained detached dwelling units that are accessory to and located within the main dwelling on a lot.

ADDITIONAL DWELLING UNIT – DETACHED (ADU-D)

are separate and self-contained Dwelling Units that are accessory to the main dwelling on a lot and located separate from but on the same lot as the main dwelling.







NEIGHBOURHOOD INFILL DESIGN GUIDELINES

4

The types of housing permitted in the City's neighbourhoods has also expanded to permit a range of low density residential uses, providing greater housing choice for residents



NEIGHBOURHOOD INFILL DESIGN GUIDELINES

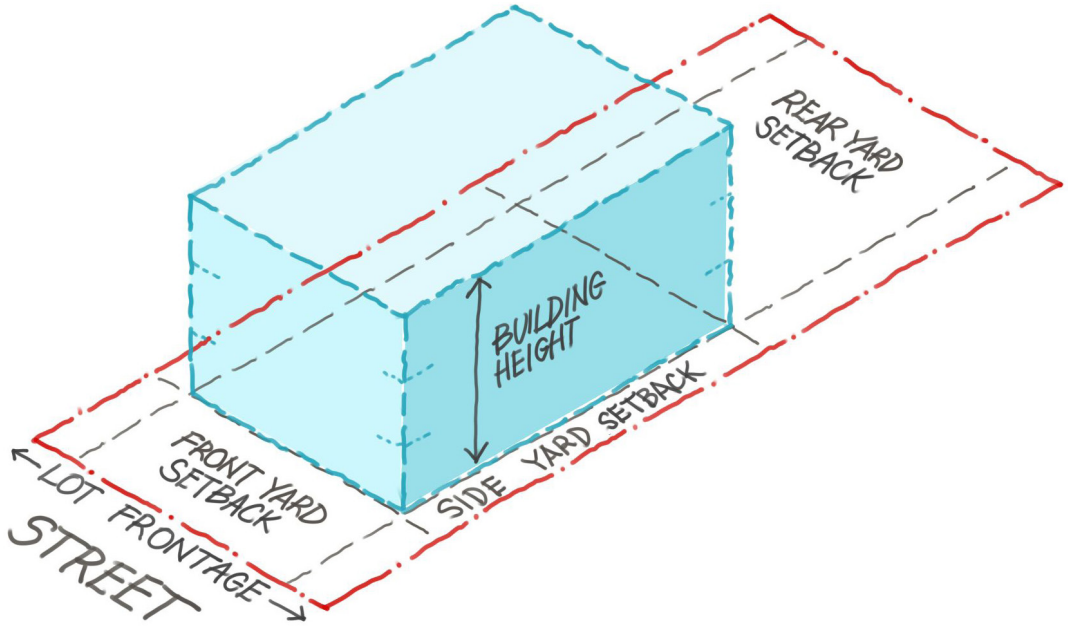
6

Examples from Other Cities – Regulations associated with Additional Residential Units (ARU)

Standard	Cambridge (existing)	Hamilton	Guelph	London
Number of ARUs	Up to 2 ARUs	1 (for detached ARUs)	Up to 3 per lot	3 per lot 2 in detached ARU
Location of ARU	Rear/side yard	Rear/side yard		Rear/side yard
Setbacks	1.2m to side and rear; 3m from a laneway	1.2m to side and rear	Interior side/rear (1 or 2 storey no windows): 1.2 m or 1.5 m; Interior side/rear (with 2nd storey windows): 3 m Exterior side: 4.5 m or 6 m, not less than main dwelling setback	3m rear 1.2m side 3.0m if window
Building Separation	3m	4m from primary house to ARU, 5m behind the front facade	3m from ARU to principal dwelling	
Maximum Height	4.5m	6m	6.1m	6m
Maximum Coverage	10%	maximum 75m^2 maximum 45% coverage	maximum 80 m^2 of residential floor area per unit maximum 30% yard coverage	Per zone
Landscaping		Landscape strip in side yard		
Access	min. 0.9m wide, 2.1m tall	1m wide	1.2m wide direct path	
Minimum Parking	1 per ARU	1 per ARU	1 per ARU	None required

Zoning By-law – What it can and can't do

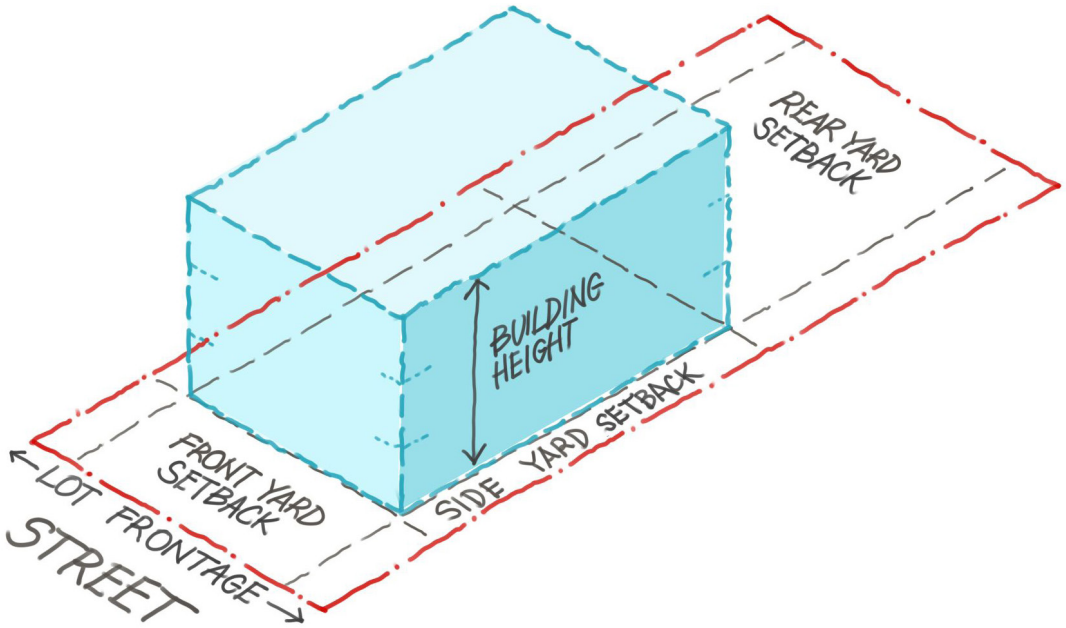
- The zoning by-law regulates how properties can be used (e.g. residential, commercial), the scale of buildings that can be built on them (e.g. where buildings are located, how tall they are), parking, landscaping, etc.
- The zoning envelope or "**blue box**" is the result of front, side and rear yard setbacks, height limits, and other required standards. Buildings can be built within the blue box.



- Under form-based zoning, it does not matter what type of dwelling it is if it fits within the "**blue box**," for example a detached house or multi-plex units.

Zoning By-law – What it can and can't do

- The zoning by-law **does not** control what the buildings look like within the "**blue box**," such as materials, colours, or other design features.
- Design features are regulated by the Site Plan Control process
- However, Provincial changes to planning legislation have removed the ability for cities to apply Site Plan Control to developments of 10 units or less, so it is only the zoning by-law that will apply to these smaller types of development.

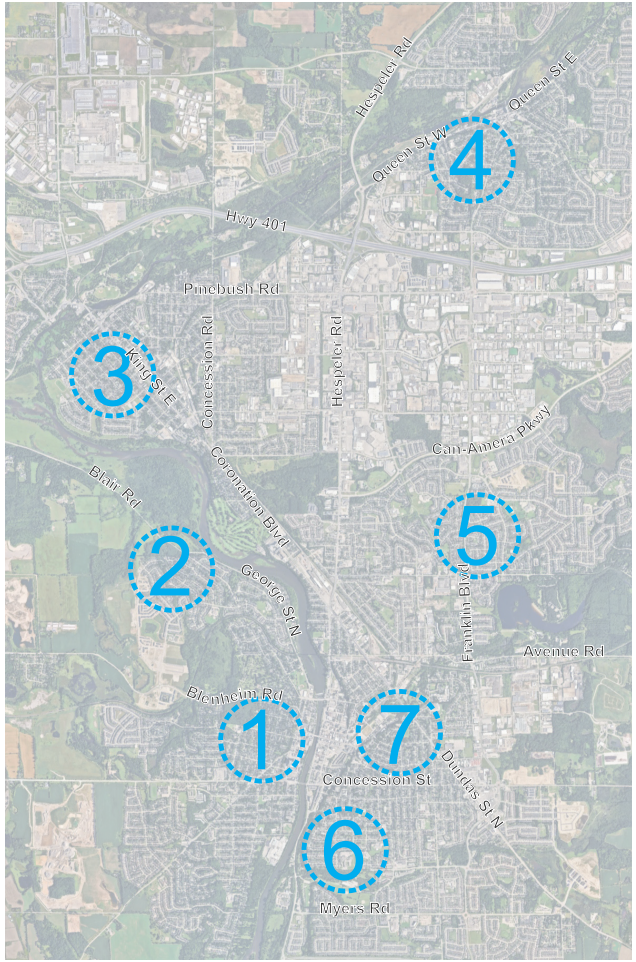


Zoning By-law – What it can and can't do

What Zoning Can Do	What Zoning Can't Do
✓ Regulates the use of land and provides regulations for the **location of buildings and structures, building height, parking, and landscaping**	✗ Regulate **type and quality of landscaping, tree protection, grading, architectural style and features, buildings materials and colours, roof pitches**

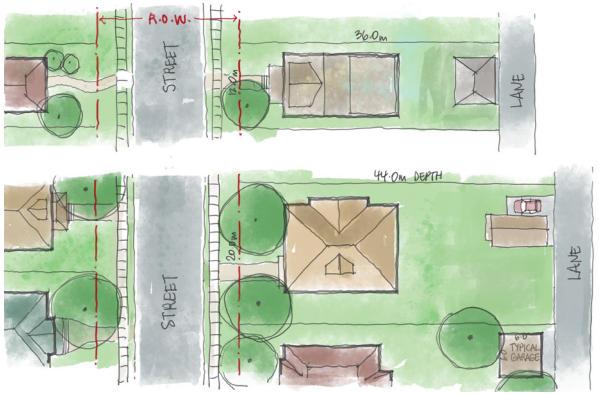
Test Sites

- The purpose of the Test Sites is to visualize what development might look like in different neighbourhoods in Cambridge, to inform Form-Based Zoning By-law standards
- There are 7 Test Sites representing different types of lots, such as older laneway lots, newer suburban lots, and larger blocks of land
- Each Test Site shows one potential type of infill development, such as an Accessory Residential Unit, a small multi-plex, small apartments, and large apartments
- The Test Sites are demonstrations only. They show one possible development scenario; many others are possible.

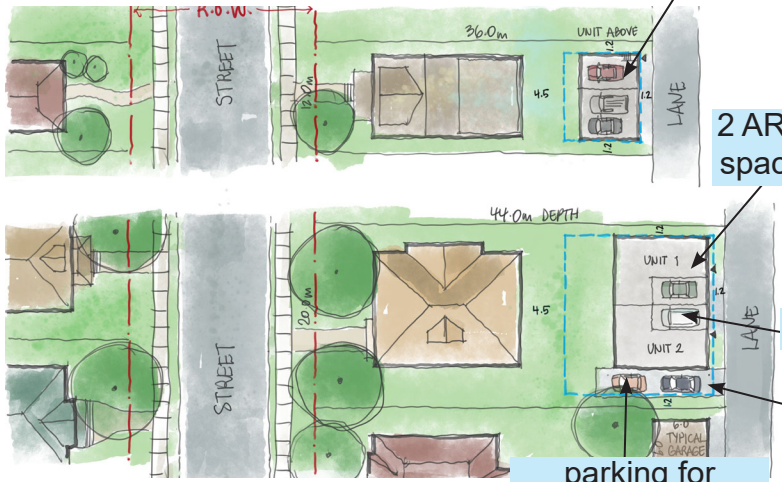


1. West Galt
2. Blair Road
3. Preston Centre
4. Hespeler
5. Regional Road Corridors/Fiddlesticks
6. Christopher-Champlain
7. East Galt Major Transit Station Area

Test Sites | 1: Laneway Additional Residential Unit



Existing Condition



Potential New Condition

1.0 parking spots per unit
1 parking spot

2 ARUs where space permits

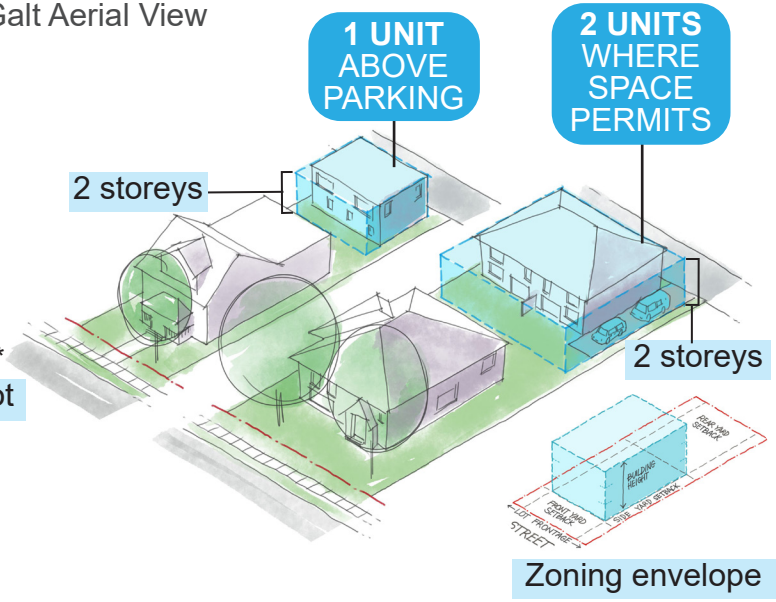
1.0 parking spots per unit
1 parking spot

Access from lane

parking for principal dwelling

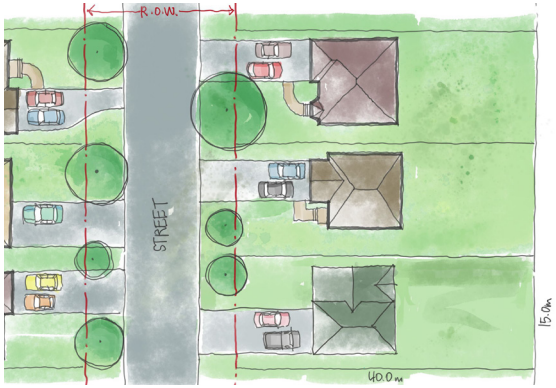


West Galt Aerial View



Zoning envelope

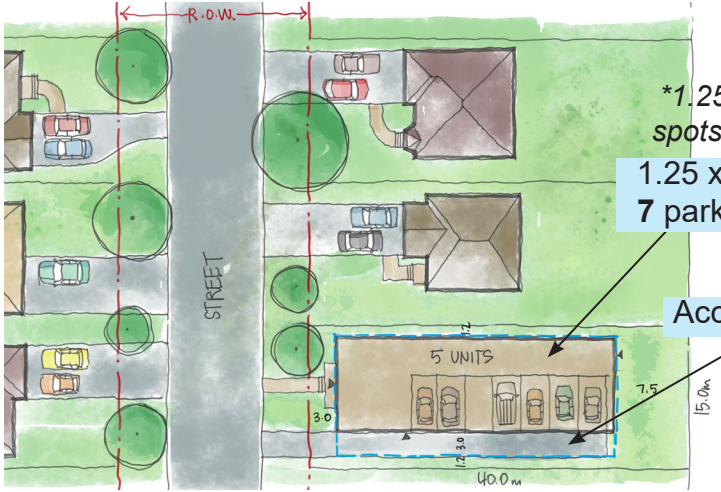
Test Sites | 2: Multi-unit Infill on Large Lots



Existing Condition



Blair Road Neighbourhood Aerial View

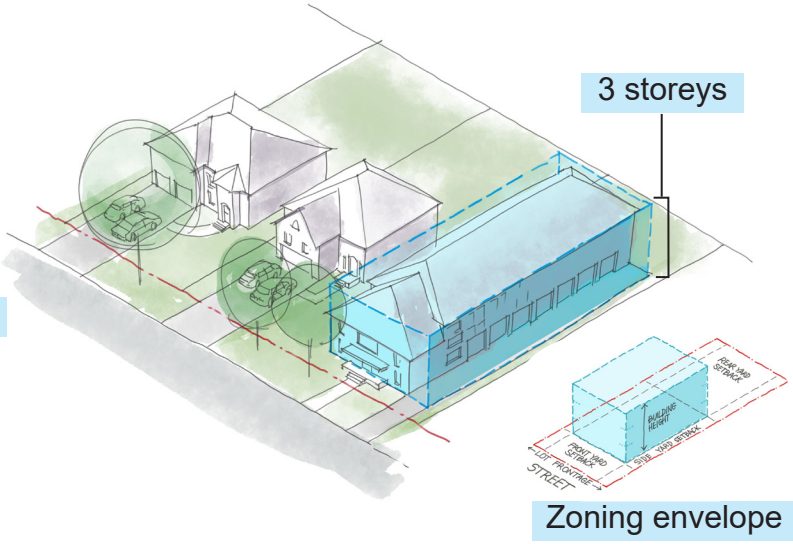


Potential New Condition

1.25 parking spots per unit

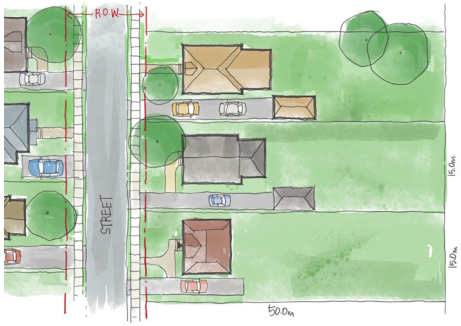
1.25 x 5 units = **7** parking spots

Access driveway

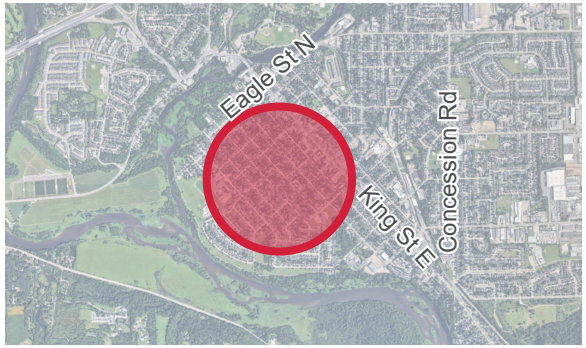


Zoning envelope

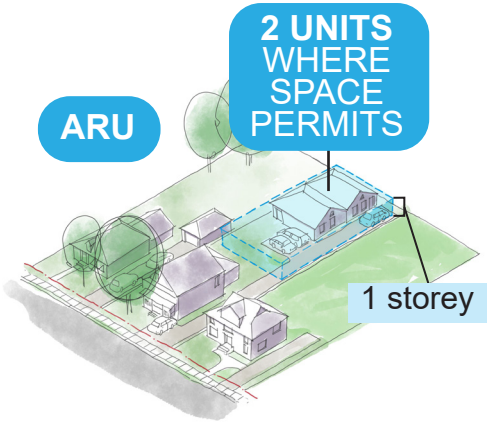
Test Sites | 3: Multi-unit Infill and Additional Residential Unit on Deep Lots



Existing Condition



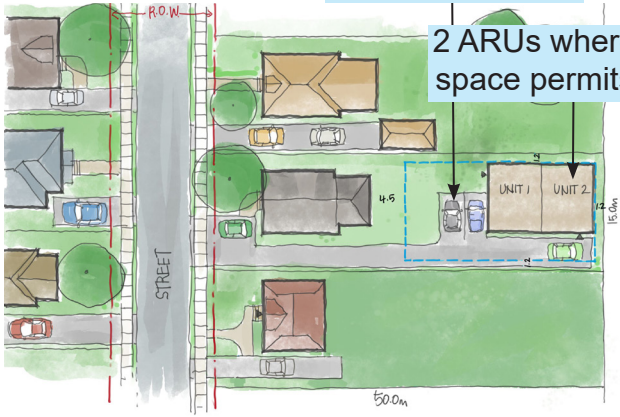
Preston Centre Aerial View



1.0 parking spots per unit

1 parking spot

2 ARUs where space permits

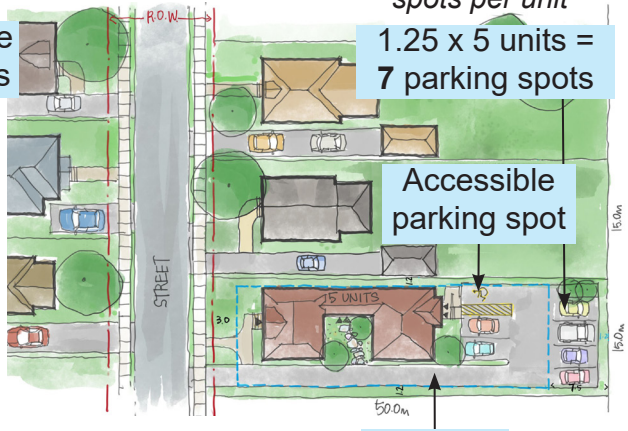


Potential New Condition - ARU

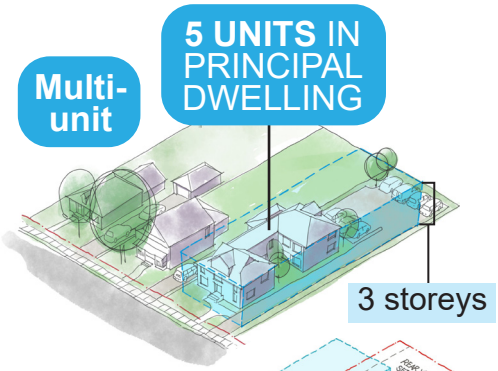
1.25 parking spots per unit

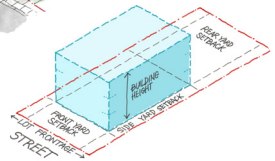
1.25 x 5 units = **7** parking spots

Accessible parking spot



Access driveway





Zoning envelope

Test Sites | 4: Additional Residential Units on Smaller Lot; Flag Lot



Existing Condition



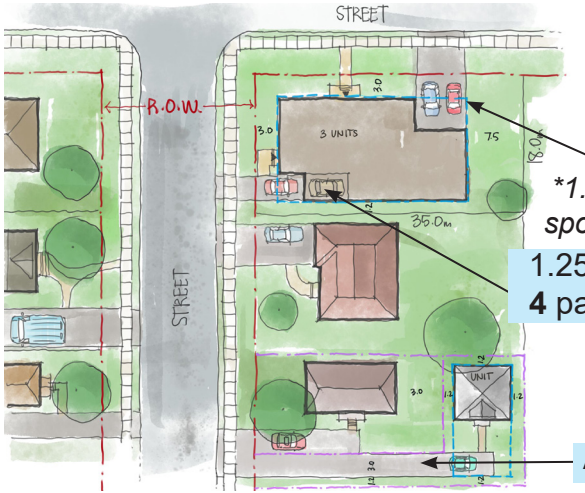
Hespeler Aerial View

Original lot

2 new lots:

Lot with principal dwelling

New Flag Lot with unit



1.25 parking spots per unit

1.25 x 3 units = **4** parking spots

Access driveway

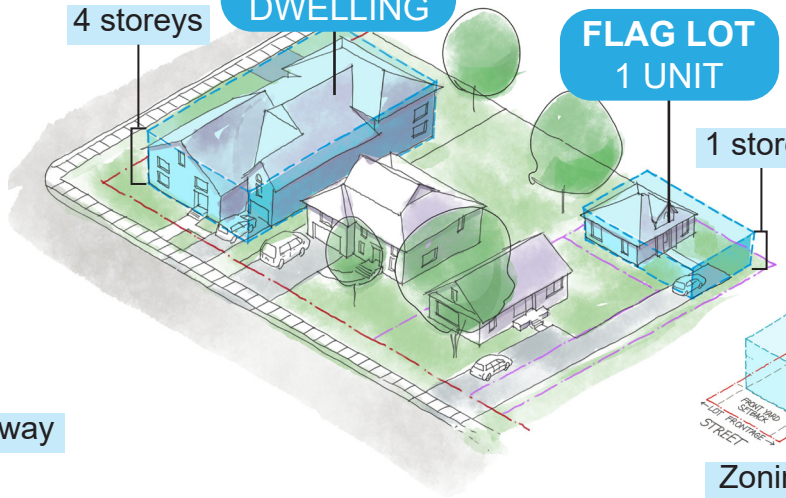
Potential New Condition

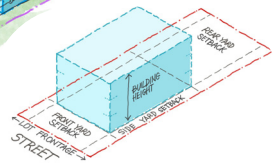
3 UNITS IN PRINCIPAL DWELLING

4 storeys

FLAG LOT 1 UNIT

1 storey



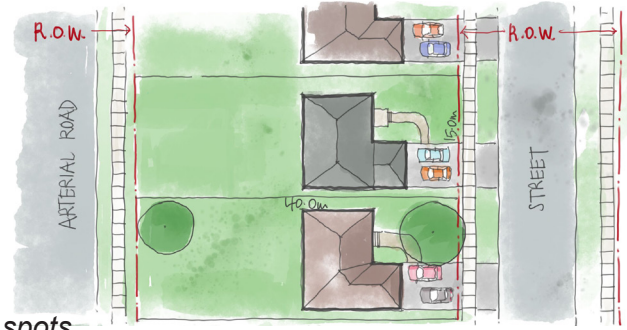


Zoning envelope

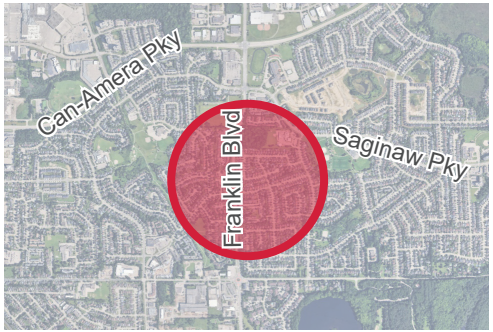
Test Sites | 5: Additional Residential Units on Very Small Lots



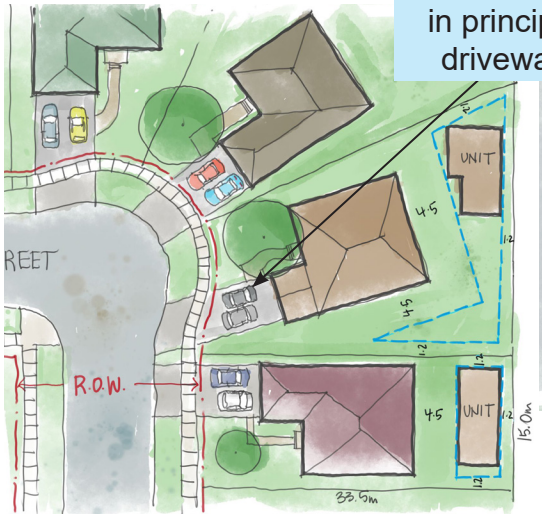
Existing Condition



1.0 parking spots per unit

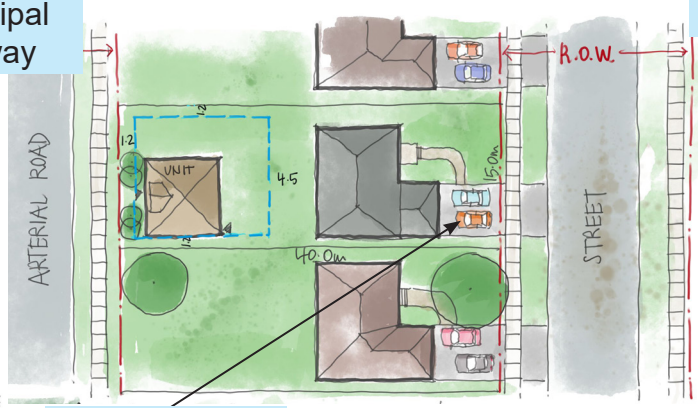


Fiddlesticks Neighbourhood Aerial View

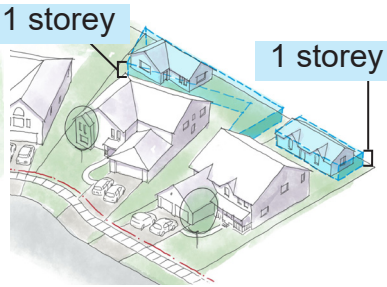


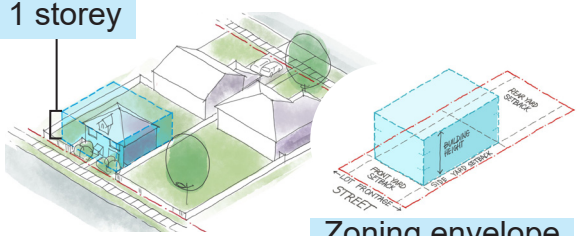
1 parking spot in principal driveway

Potential New Condition



parking for ARU in principal driveway



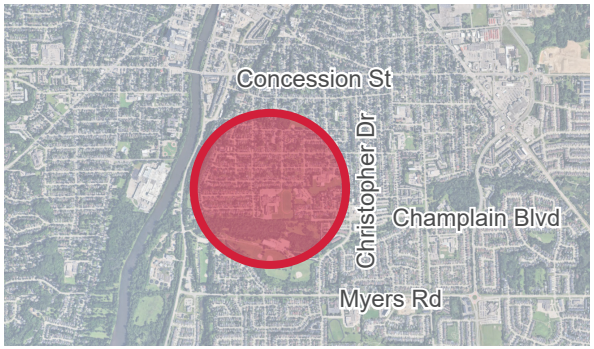


Zoning envelope

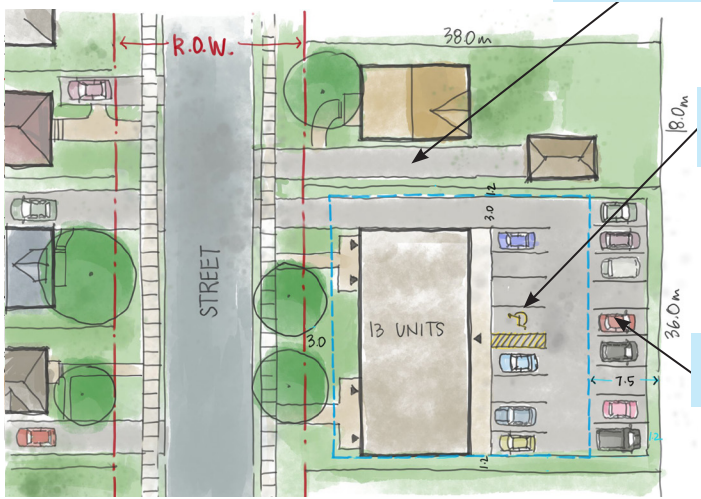
Test Sites | 6: Lot Consolidation with Apartment



Existing Condition



Christopher-Champlain Neighbourhood
Aerial View



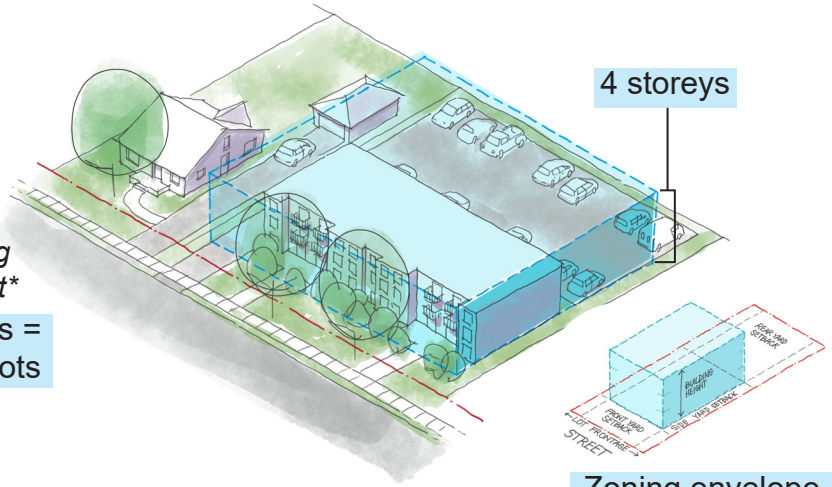
Access driveway

Accessible parking spot

1.25 parking spots per unit

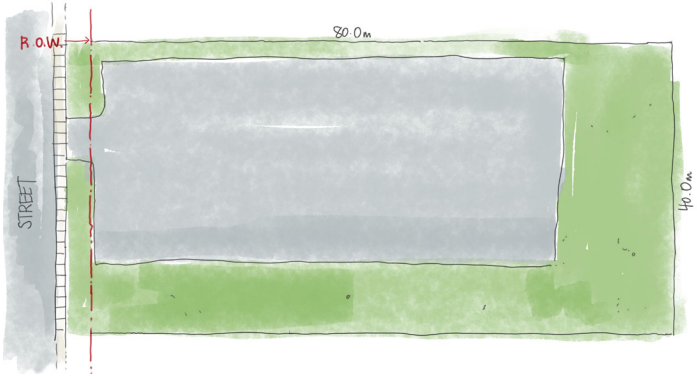
1.25 x 13 units = **17** parking spots

Potential New Condition



Zoning envelope

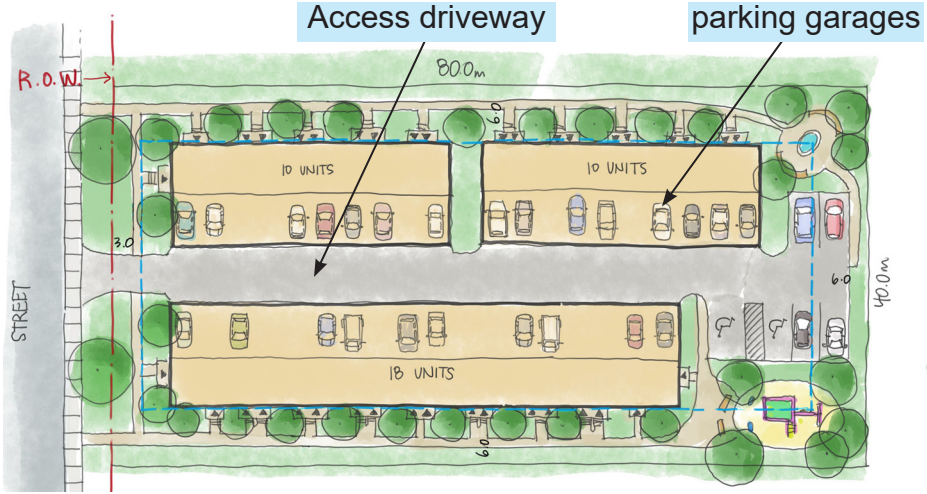
Test Sites | 7.a: Townhouse Infill in Major Transit Station Area



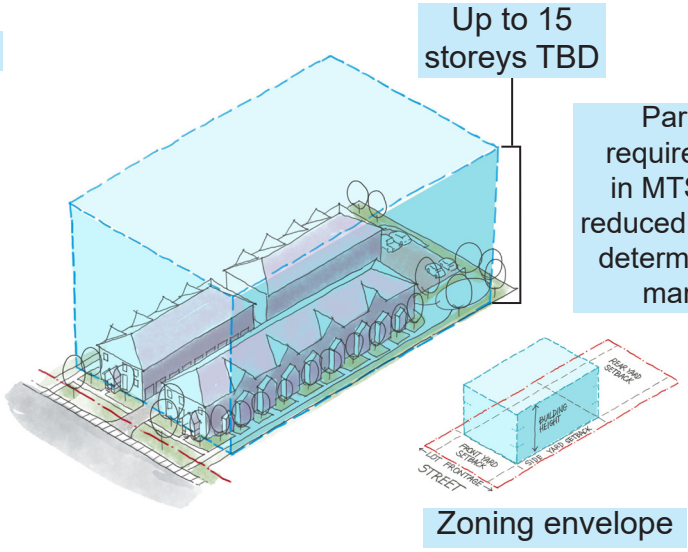
Existing Condition



East Galt Aerial View

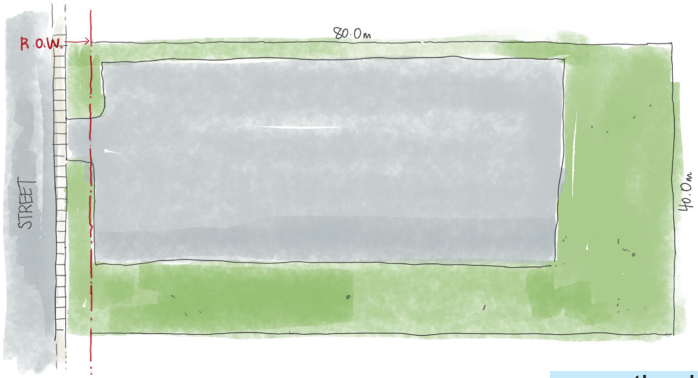


Potential New Condition



Zoning envelope

Test Sites | 7.b: Midrise Infill in Major Transit Station Area

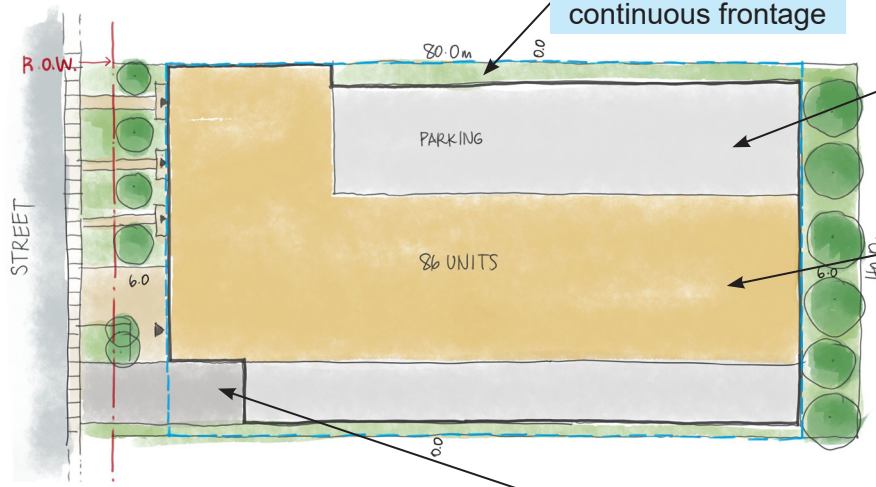


Existing Condition

Parking requirements in MTSA are reduced. Parking determined by market.



East Galt Aerial View



Potential New Condition

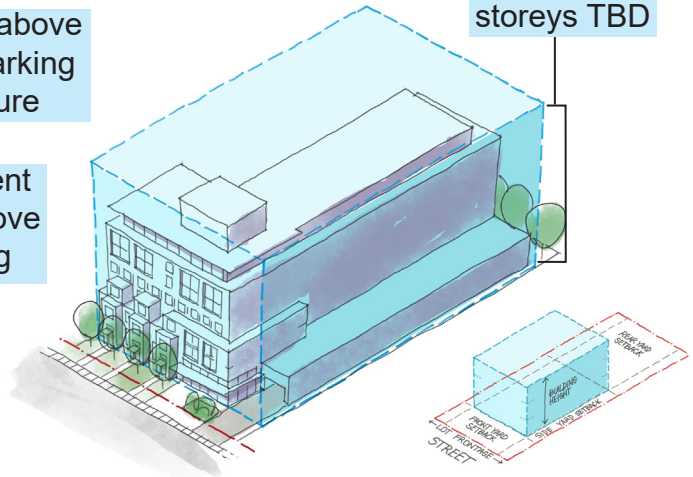
no setbacks required to encourage continuous frontage

2 storey above grade parking structure

apartment units above parking

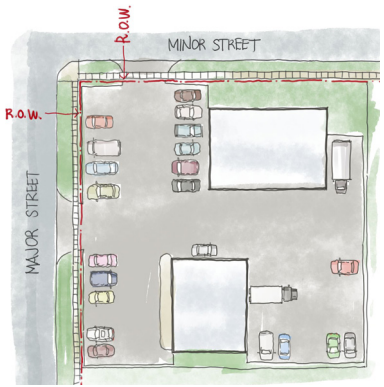
Access driveway

Up to 15 storeys TBD

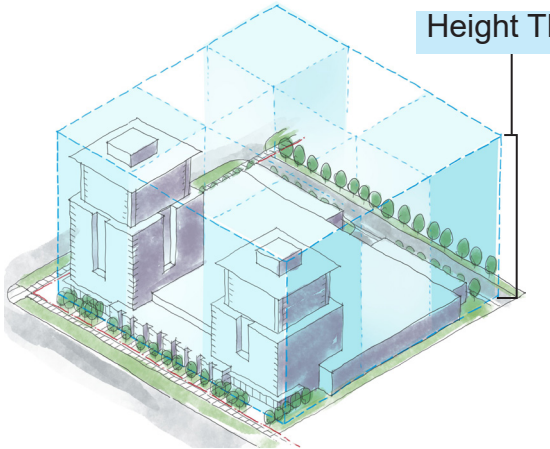


Zoning envelope

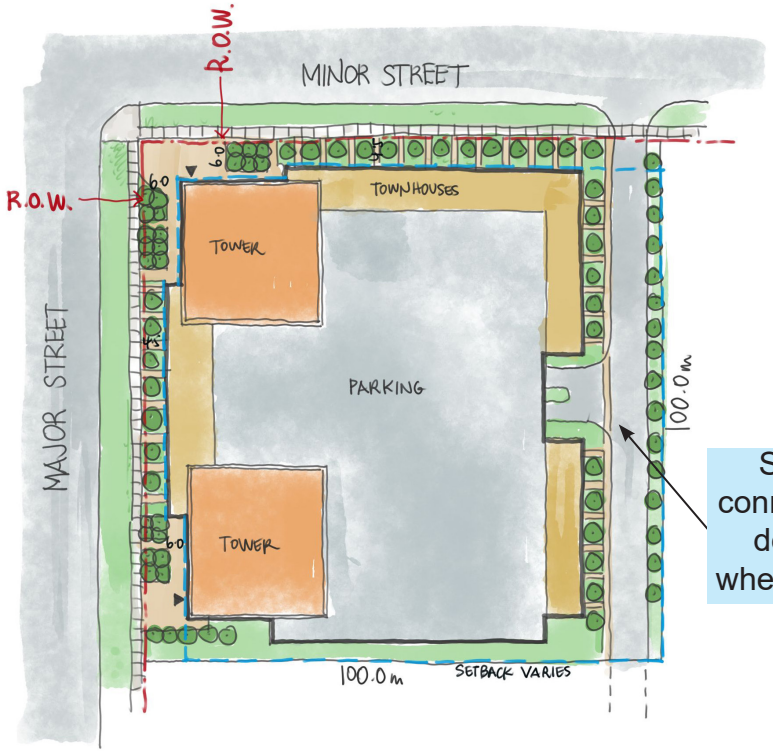
Test Sites | 8: High Rise



Existing Condition

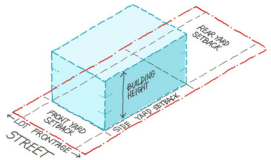


Height TBD



Potential New Condition

Shared lane connects to future development where appropriate



Zoning envelope

Workshop Activity

- **Worksheets:** Review the illustrations and new potential standards for the new Zoning By-law
- Write your thoughts and comments on the worksheets

Next Steps

Public Meeting **May 2025**

Visit the project web page for updates and information on the New Comprehensive Zoning By-law:

https://www.engagewr.ca/new-comprehensive-zoning-by-law-with-form-based-residential-zoning