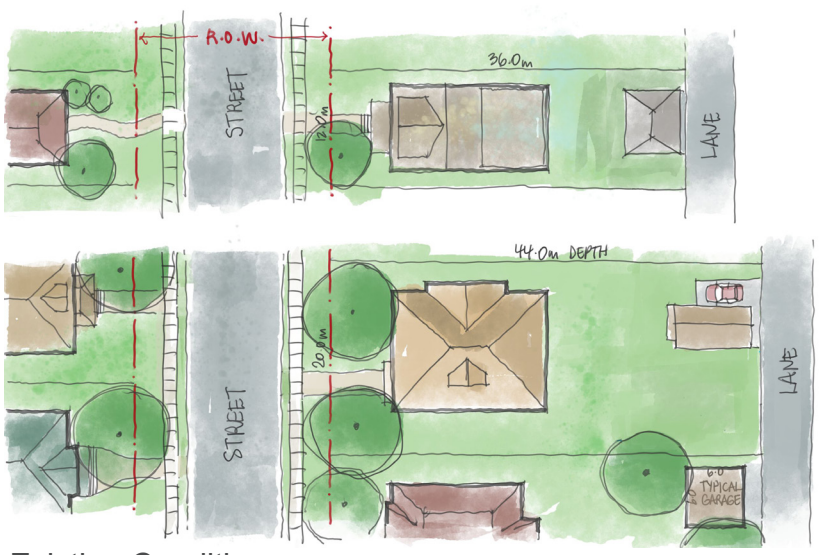
1 Laneway Additional Residential Unit

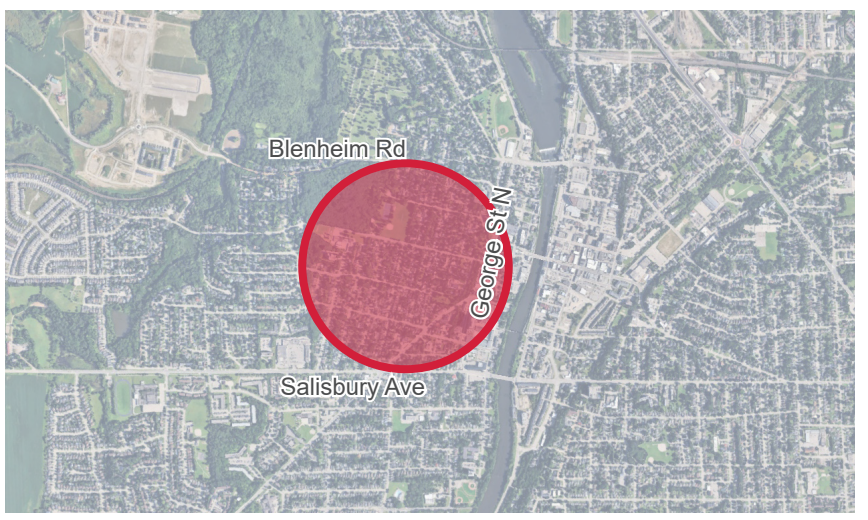
Example: West Galt

City of Cambridge
Form-Based Zoning By-law

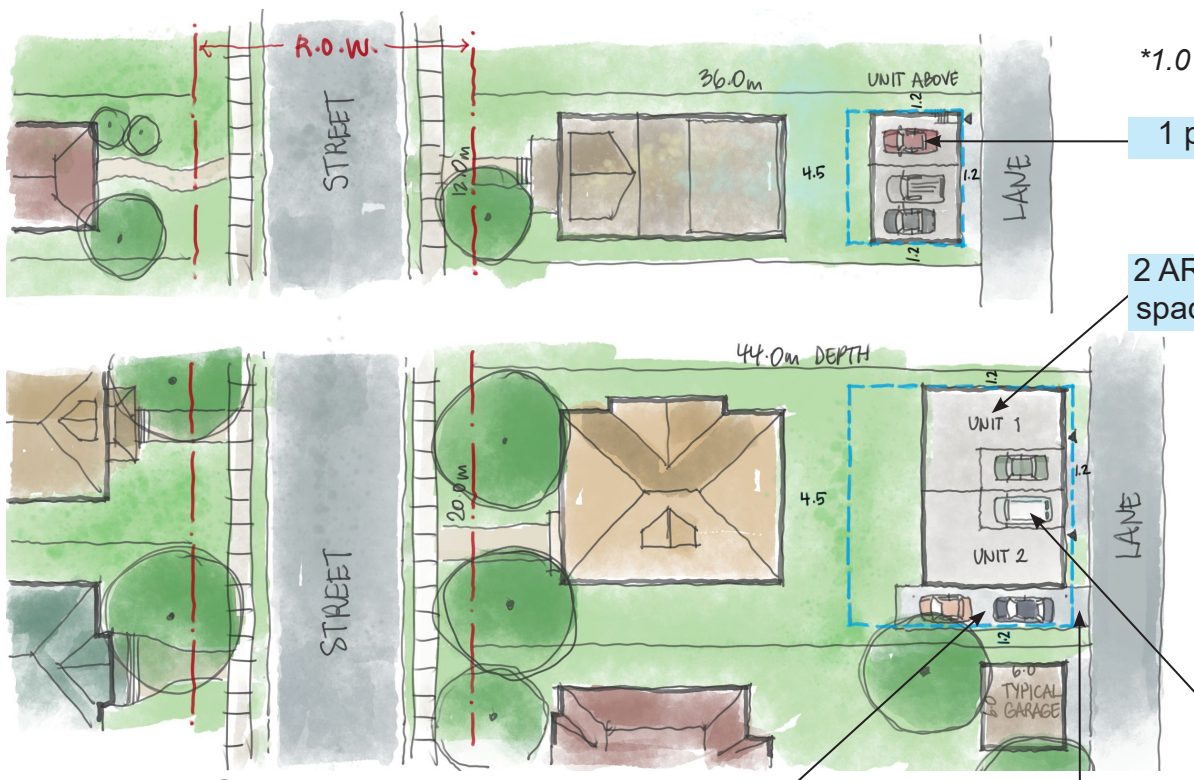
Public Information Session
April 2025



Existing Condition



West Galt Aerial View



Potential New Condition

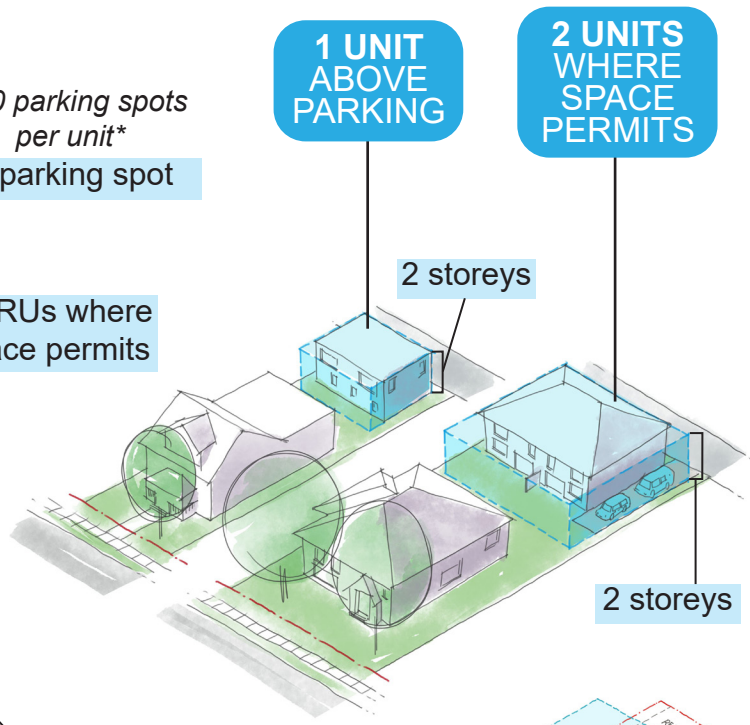
1.0 parking spots per unit
1 parking spot

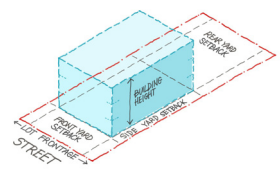
2 ARUs where space permits

parking for principal dwelling

Access from lane

1.0 parking spots per unit
1 parking spot





Zoning envelope

Share your comments in the table below:

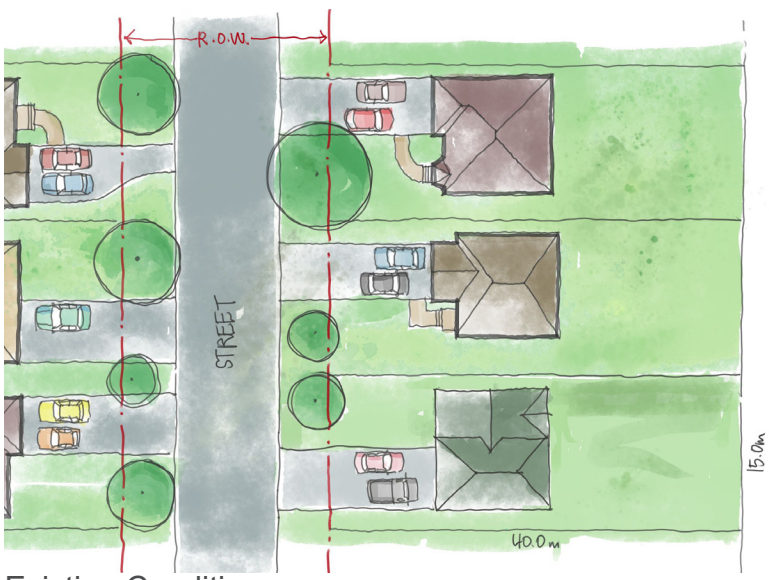
Potential Uses	Blue Box	Access + Parking	Landscaping
Think about what could be accommodated in the blue box in the demonstration illustration (e.g., Home Occupations, Daycare, Place of Worship, etc.)	Look at where the blue box is on the illustration. Consider how tall the blue box is.	Look at where the parking and driveway is on the illustration demonstration above.	Look at the green space on the lot.

2 Multi-unit Infill on Large Lots

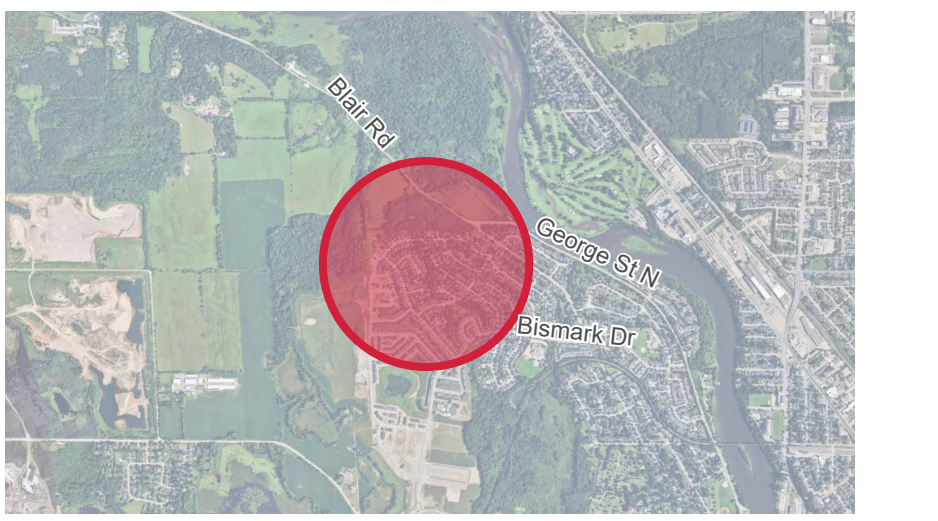
Example: Blair Road Neighbourhood

City of Cambridge
Form-Based Zoning By-law

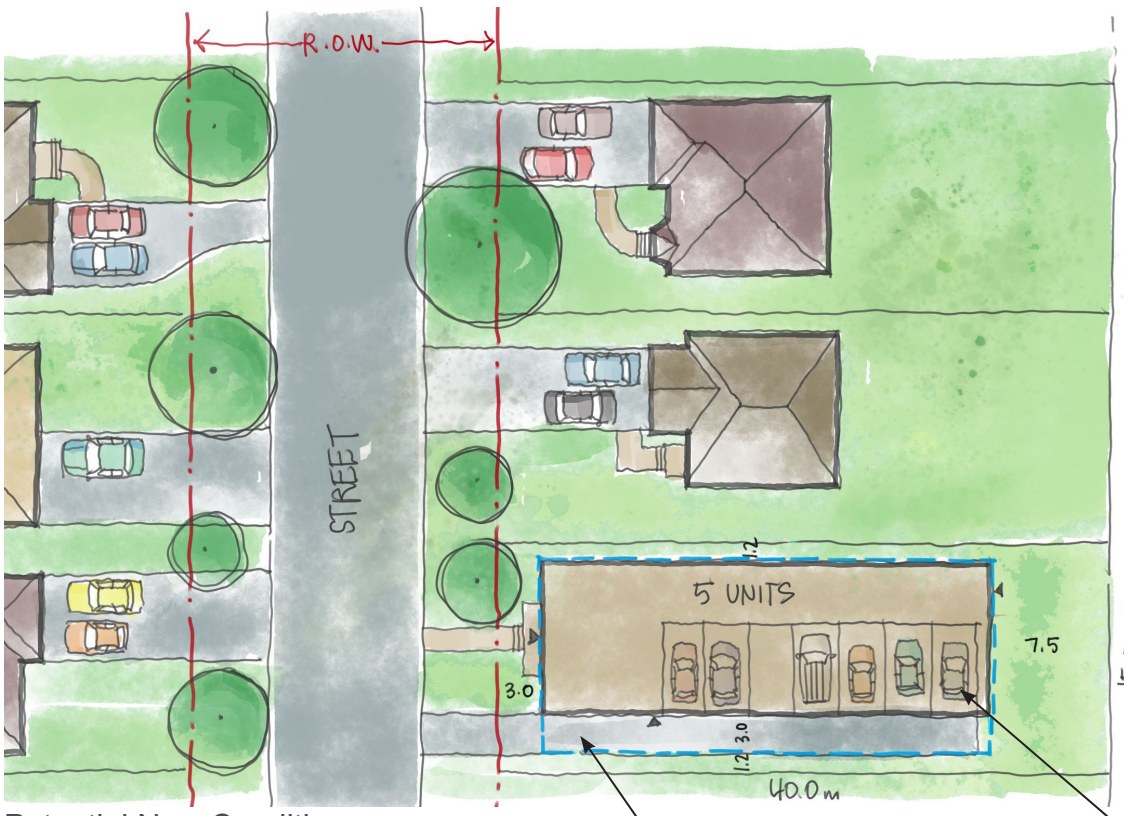
Public Information Session
April 2025



Existing Condition

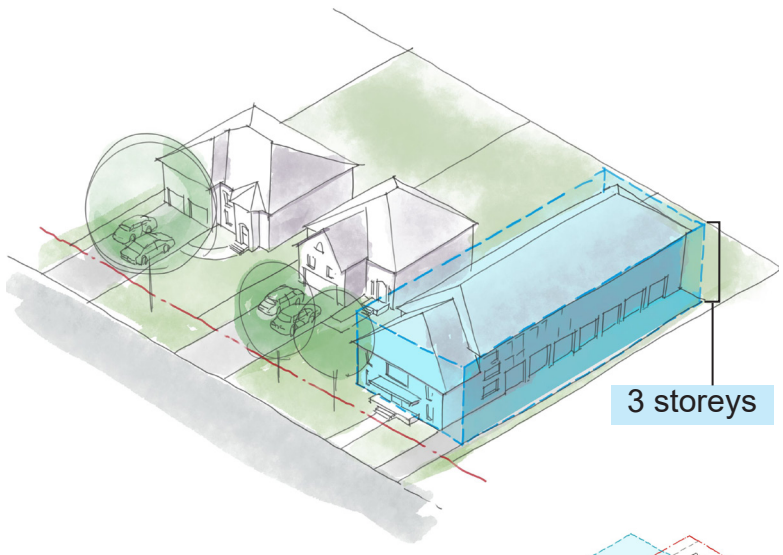


Blair Road Neighbourhood Aerial View



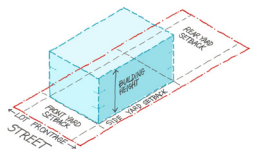
Potential New Condition

Access driveway



1.25 parking spots per unit

1.25 x 5 units =
7 parking spots


Zoning envelope

Share your comments in the table below:

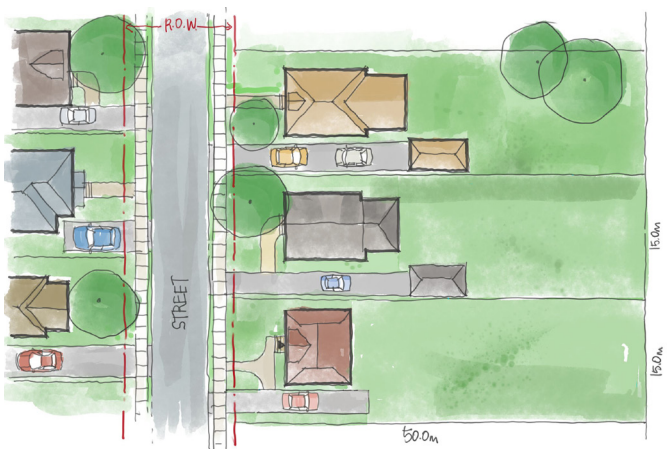
Potential Uses	Blue Box	Access + Parking	Landscaping
Think about what could be accommodated in the blue box in the demonstration illustration (e.g., Home Occupations, Daycare, Place of Worship, etc.)	Look at where the blue box is on the illustration. Consider how tall the blue box is.	Look at where the parking and driveway is on the illustration demonstration above.	Look at the green space on the lot.

3 Multi-unit Infill and Additional Residential Unit on Deep Lots

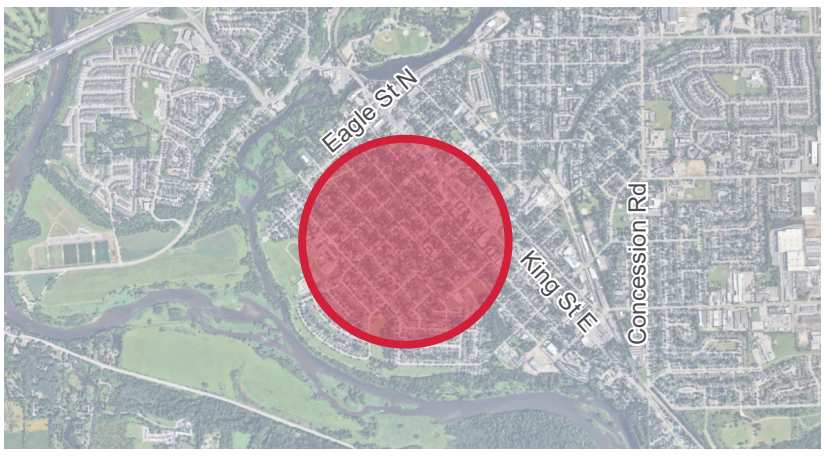
Example: Preston Centre

City of Cambridge
Form-Based Zoning By-law

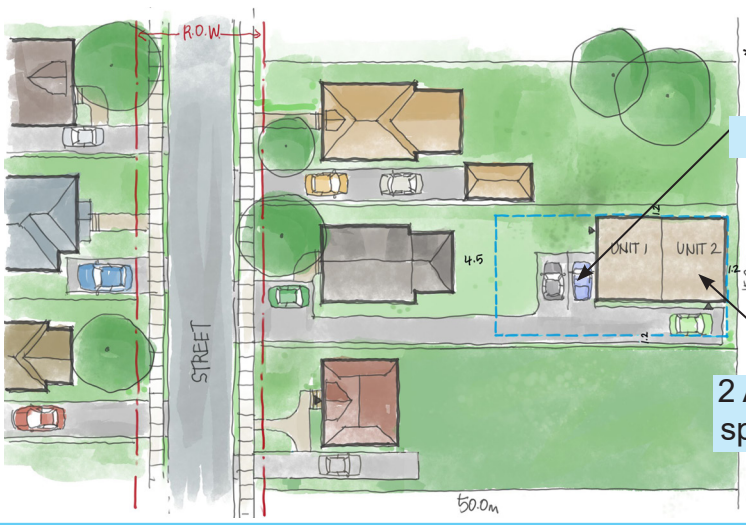
Public Information Session
April 2025



Existing Condition



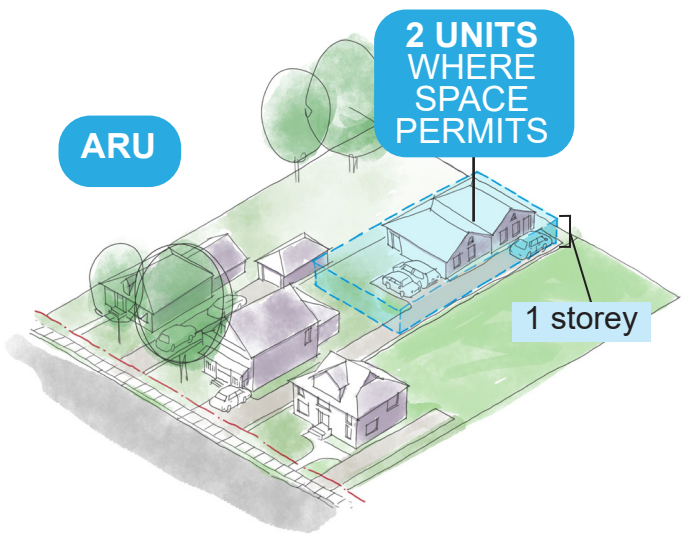
Preston Centre Aerial View



1.0 parking spots per unit

1 parking spot

2 ARUs where space permits





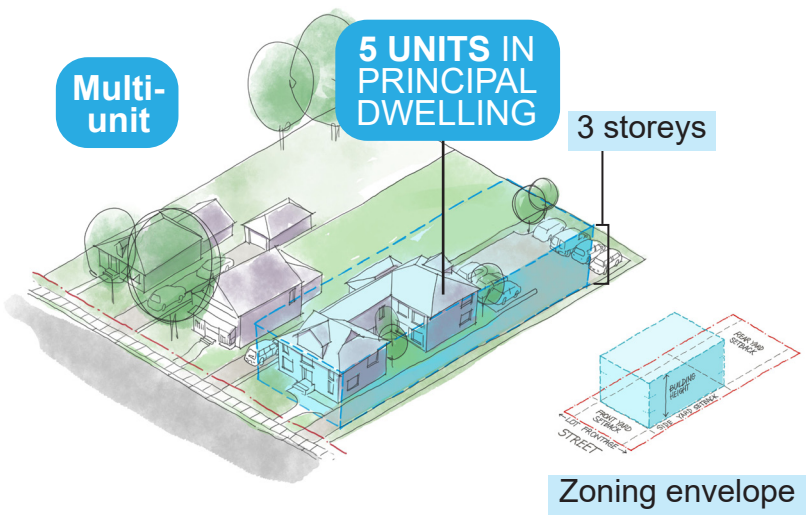
1.25 parking spots per unit

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

Accessible parking spot

Access driveway

Potential New Condition



Zoning envelope

Share your comments in the table below:

Potential Uses	Blue Box	Access + Parking	Landscaping
Think about what could be accommodated in the blue box in the demonstration illustration (e.g., Home Occupations, Daycare, Place of Worship, etc.)	Look at where the blue box is on the illustration. Consider how tall the blue box is.	Look at where the parking and driveway is on the illustration demonstration above.	Look at the green space on the lot.

4 Additional Residential Units and Flag Lot on Smaller Lots

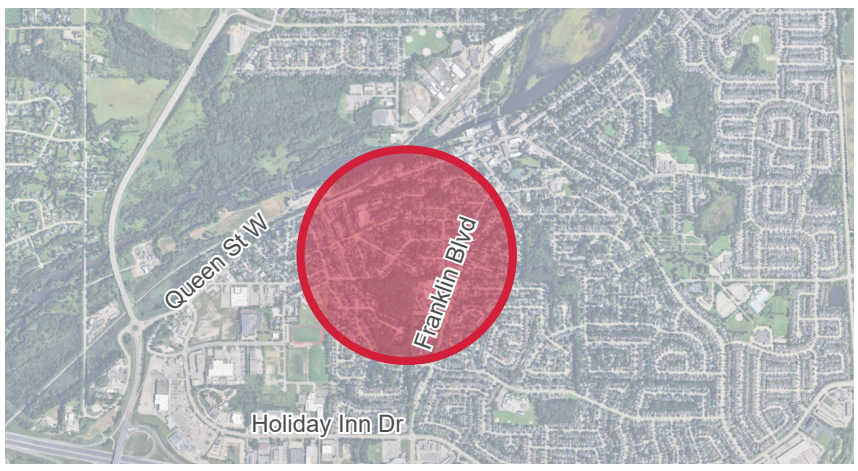
Example: Hespeler

City of Cambridge
Form-Based Zoning By-law

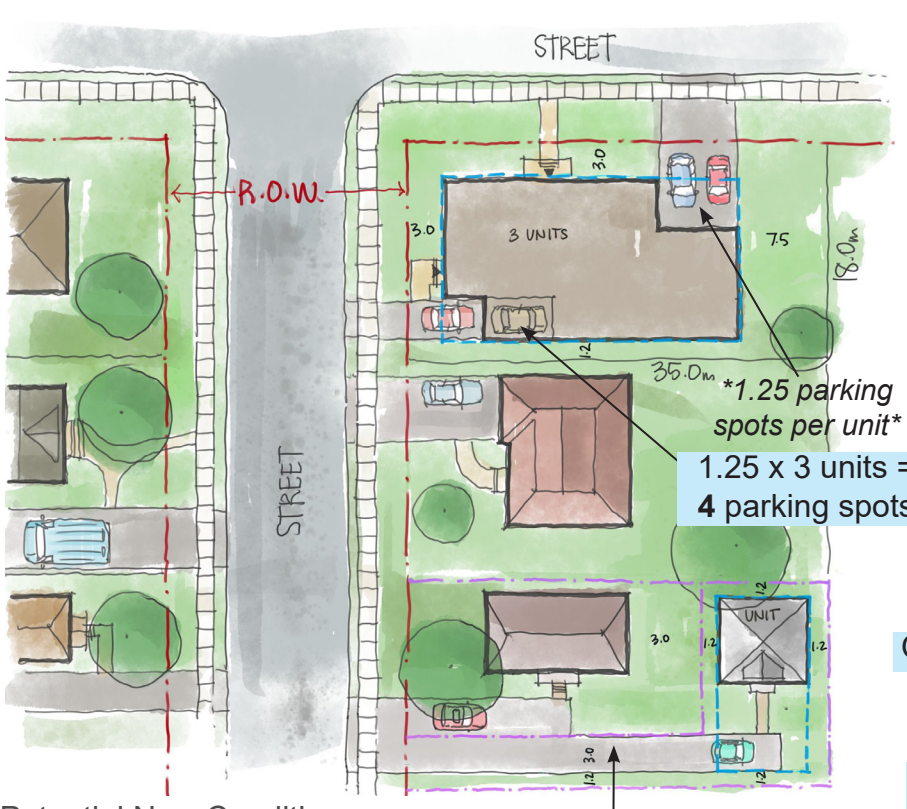
Public Information Session
April 2025



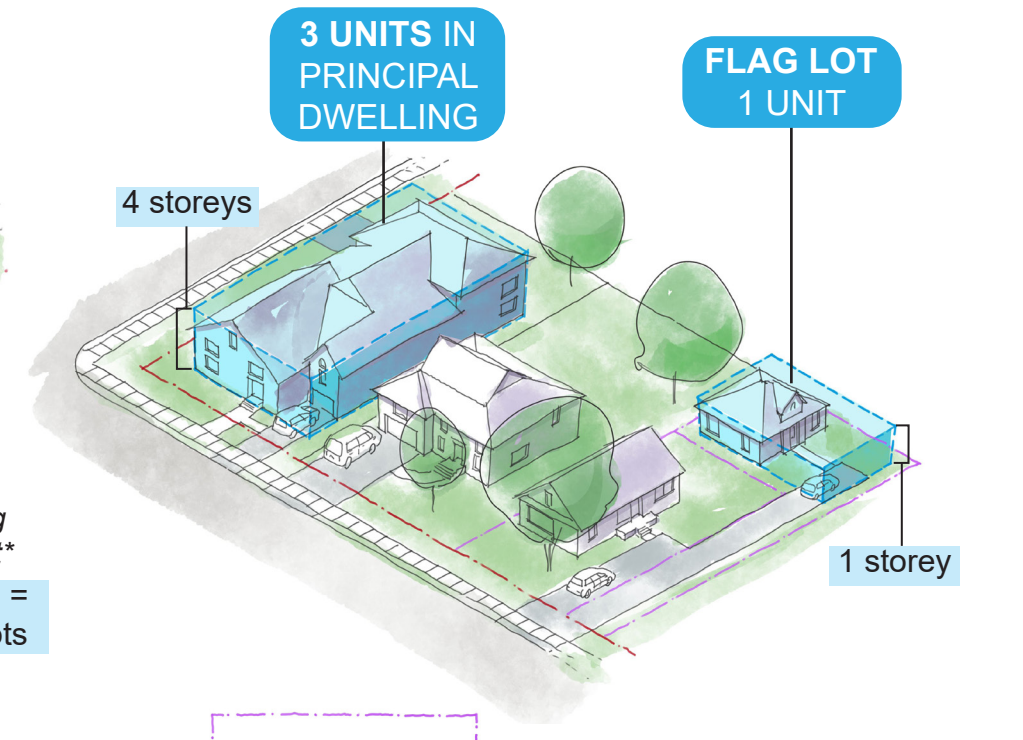
Existing Condition

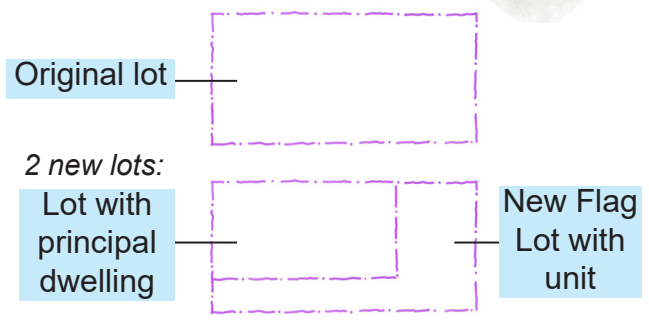


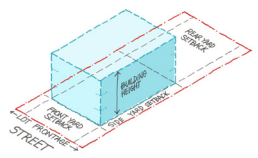
Hespeler Aerial View



Potential New Condition







Zoning envelope

Share your comments in the table below:

Potential Uses	Blue Box	Access + Parking	Landscaping
Think about what could be accommodated in the blue box in the demonstration illustration (e.g., Home Occupations, Daycare, Place of Worship, etc.)	Look at where the blue box is on the illustration. Consider how tall the blue box is.	Look at where the parking and driveway is on the illustration demonstration above. How many parking spots should each unit have and where should they be located?	Look at the green space on the lot.

5 Additional Residential Units on Very Small Lots

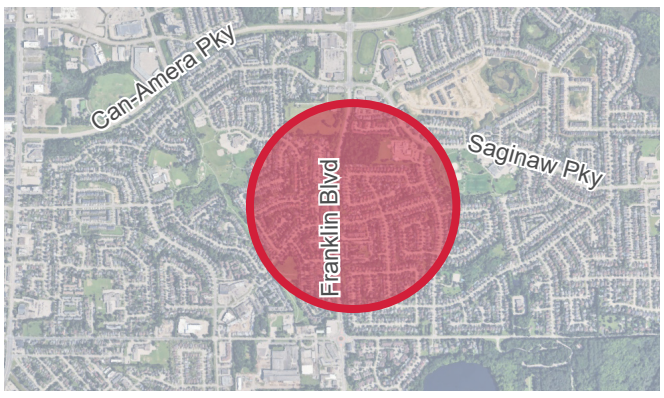
Example: Fiddlesticks Neighbourhood

City of Cambridge Form-Based Zoning By-law

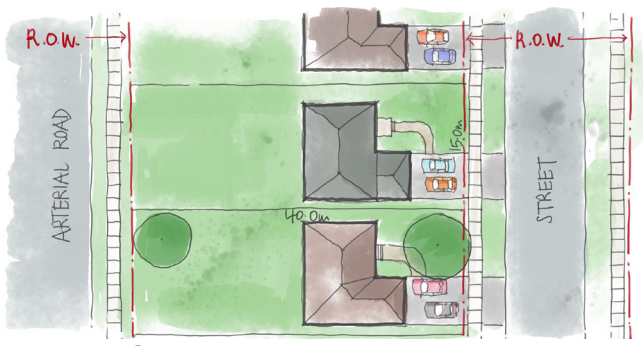
Public Information Session
April 2025



Existing Condition



Fiddlesticks Neighbourhood Aerial View



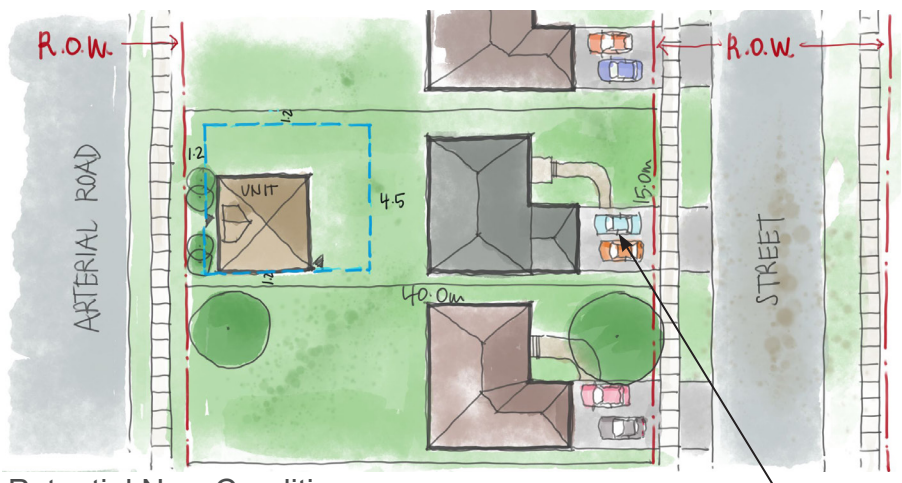
Existing Condition



1.0 parking spots per unit

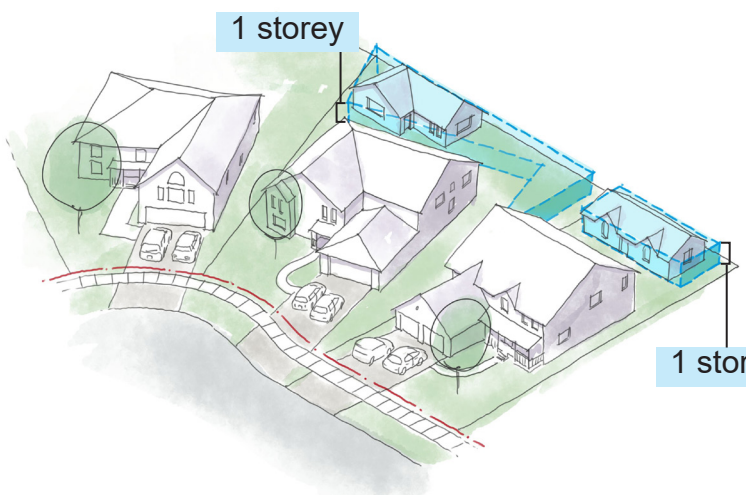
1 parking spot in principal driveway

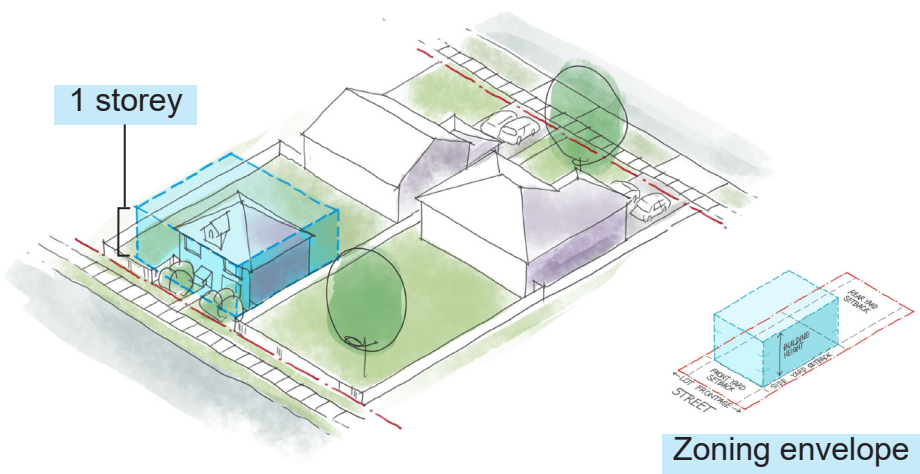
Potential New Condition



Potential New Condition

parking for ARU in principal driveway





Zoning envelope

Share your comments in the table below:

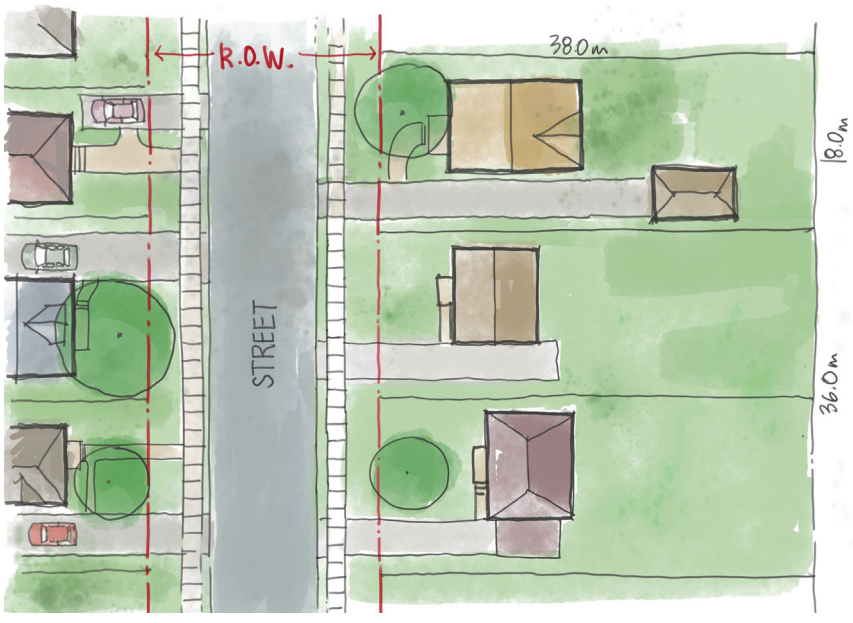
Potential Uses	Blue Box	Access + Parking	Landscaping
Think about what could be accommodated in the blue box in the demonstration illustration (e.g., Home Occupations, Daycare, Place of Worship, etc.)	Look at where the blue box is on the illustration. Consider how tall the blue box is.	Look at where the parking and driveway is on the illustration demonstration above.	Look at the green space on the lot.

6 Lot Consolidation with Apartment

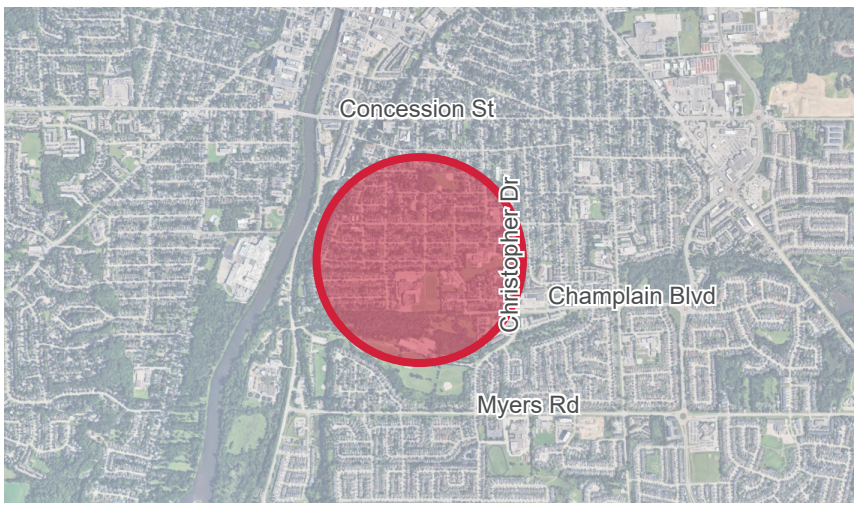
Example: Christopher-Champlain Neighbourhood

City of Cambridge
Form-Based Zoning By-law

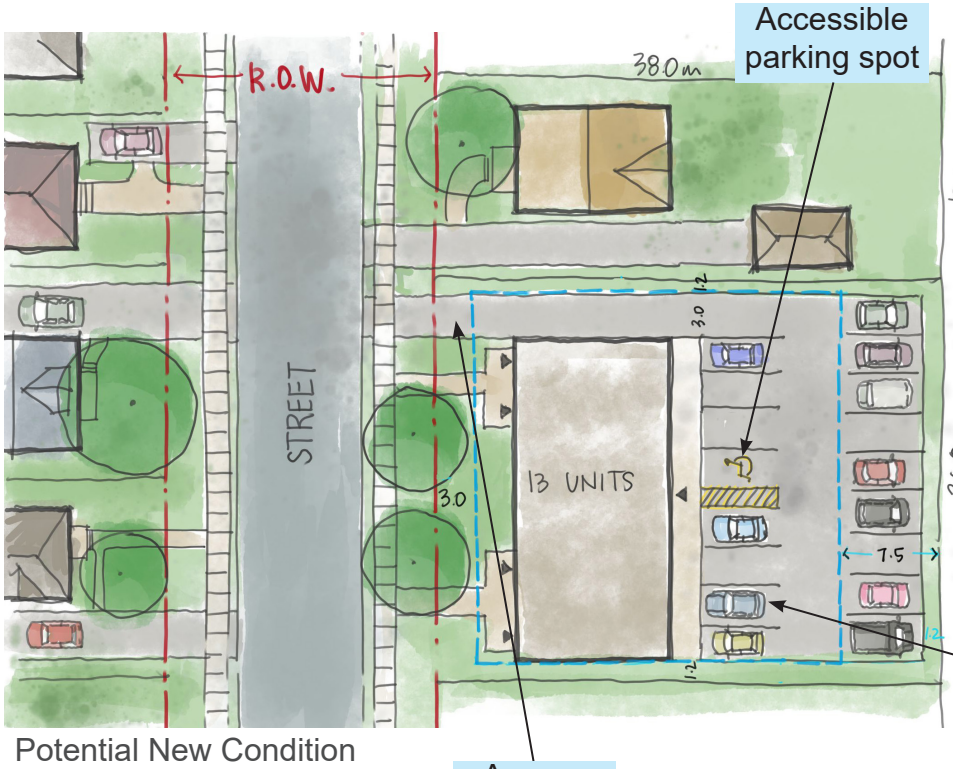
Public Information Session
April 2025



Existing Condition



Christopher-Champlain Neighbourhood Aerial View



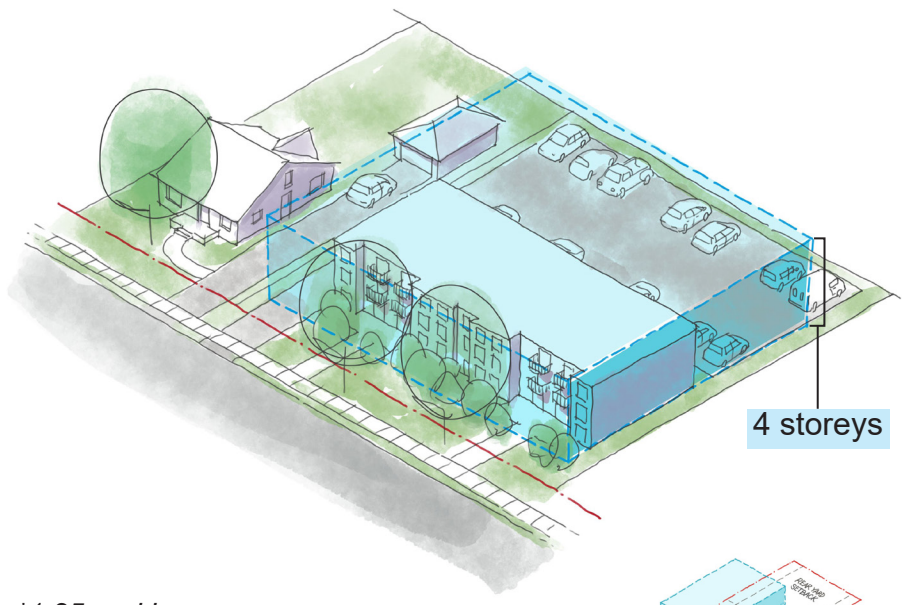
Potential New Condition

Accessible parking spot

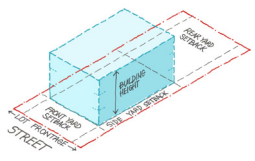
Access driveway

1.25 parking spots per unit

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



4 storeys



Zoning envelope

Share your comments in the table below:

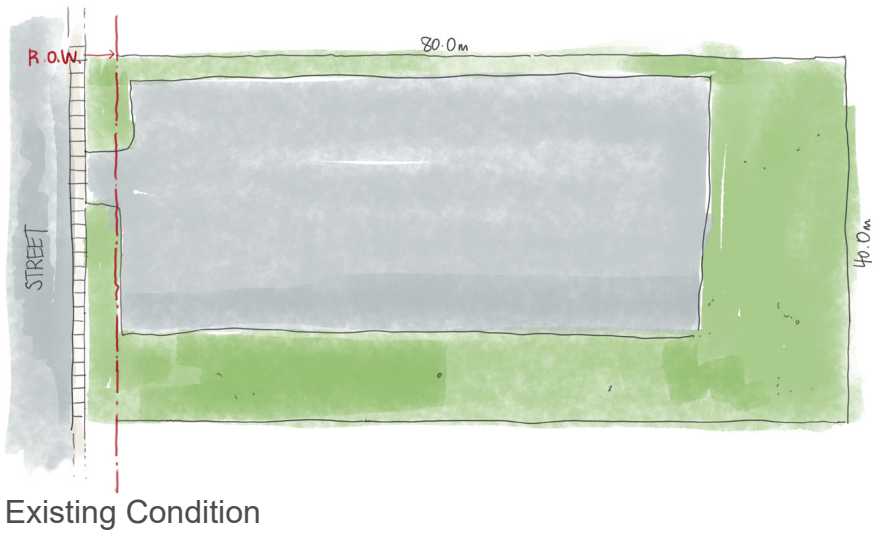
Potential Uses	Blue Box	Access + Parking	Landscaping
Think about what could be accommodated in the blue box in the demonstration illustration (e.g., Home Occupations, Daycare, Place of Worship, etc.)	Look at where the blue box is on the illustration. Consider how tall the blue box is.	Look at where the parking and driveway is on the illustration demonstration above.	Look at the green space on the lot.

7.a Townhouse Infill in Major Transit Station Area

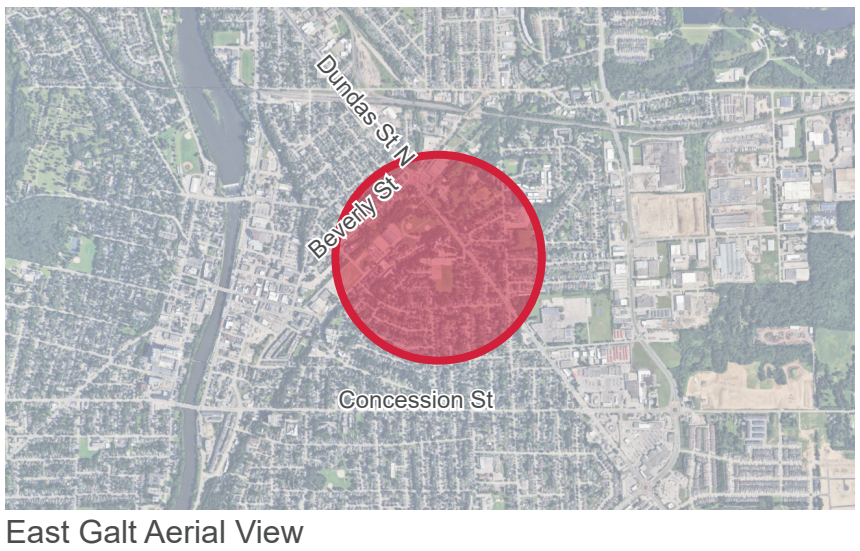
Example: East Galt

City of Cambridge Form-Based Zoning By-law

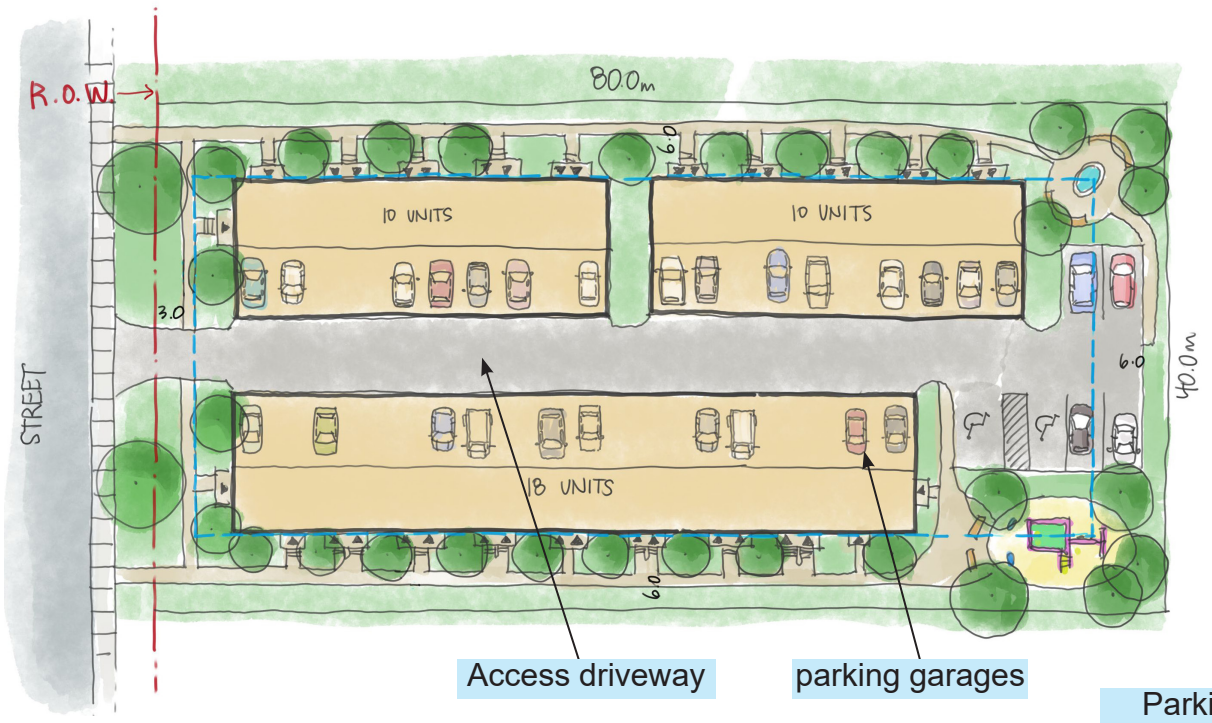
Public Information Session
April 2025



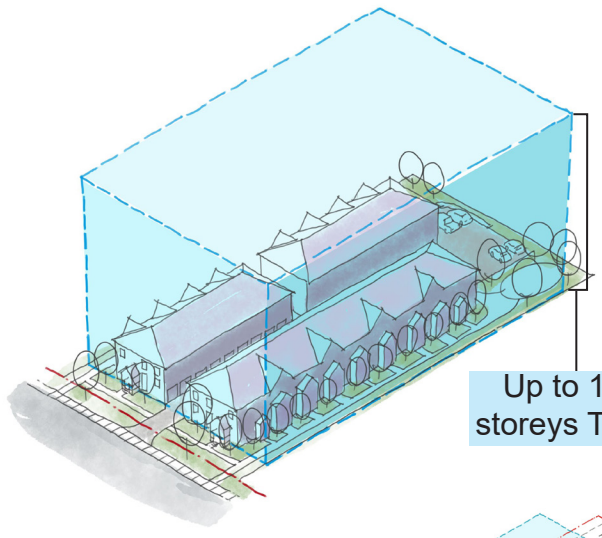
Existing Condition



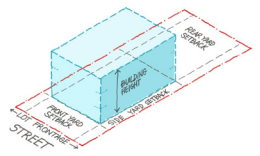
East Galt Aerial View



Potential New Condition



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



Zoning envelope

Share your comments in the table below:

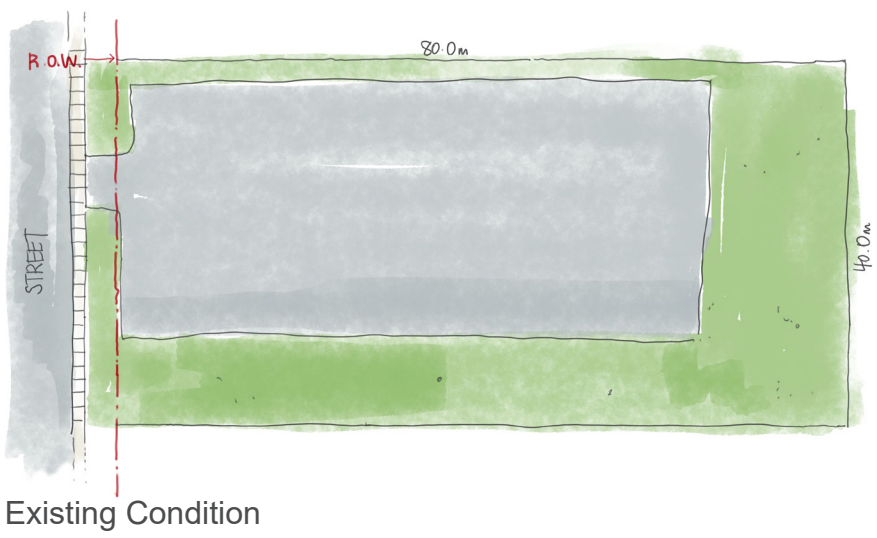
Potential Uses	Blue Box	Access + Parking	Landscaping
Think about what could be accommodated in the blue box in the demonstration illustration (e.g., Home Occupations, Daycare, Place of Worship, etc.)	Look at where the blue box is on the illustration. Consider how tall the blue box is.	Look at where the parking and driveway is on the illustration demonstration above.	Look at the green space on the lot.

7.b Midrise Infill in Major Transit Station Area

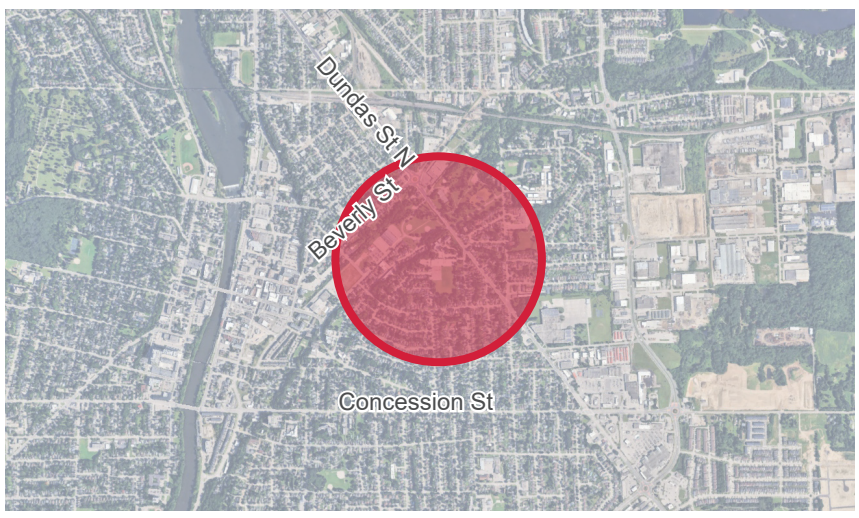
Example: East Galt

City of Cambridge Form-Based Zoning By-law

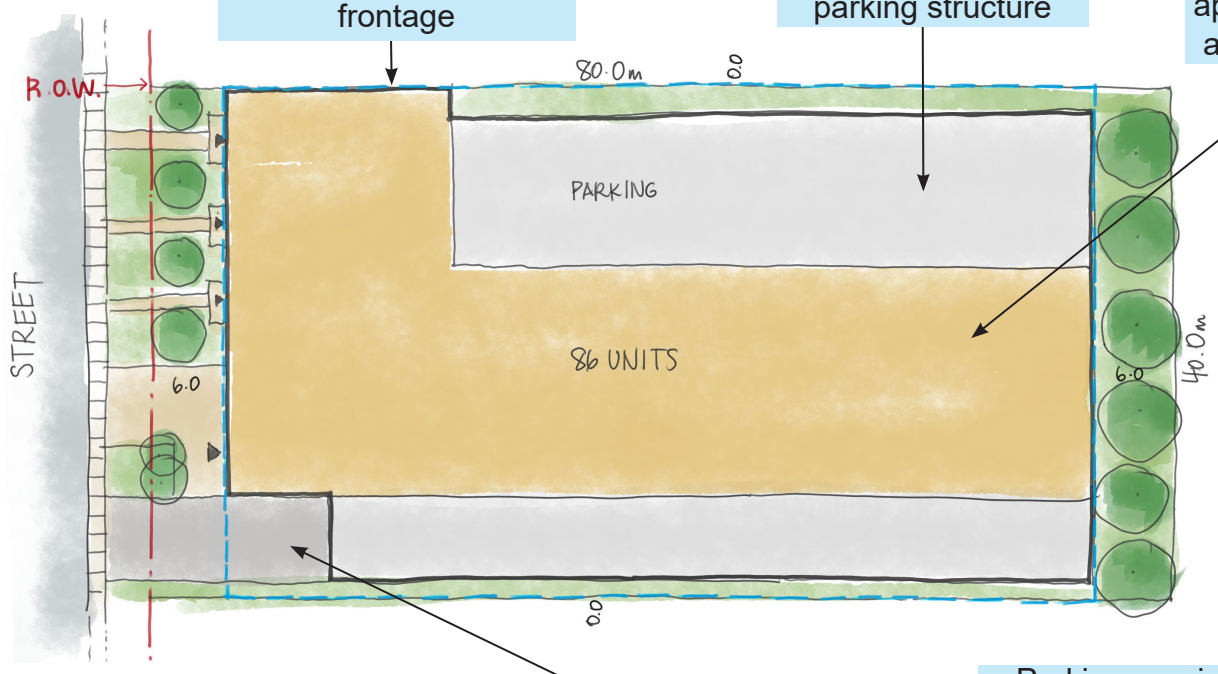
Public Information Session
April 2025



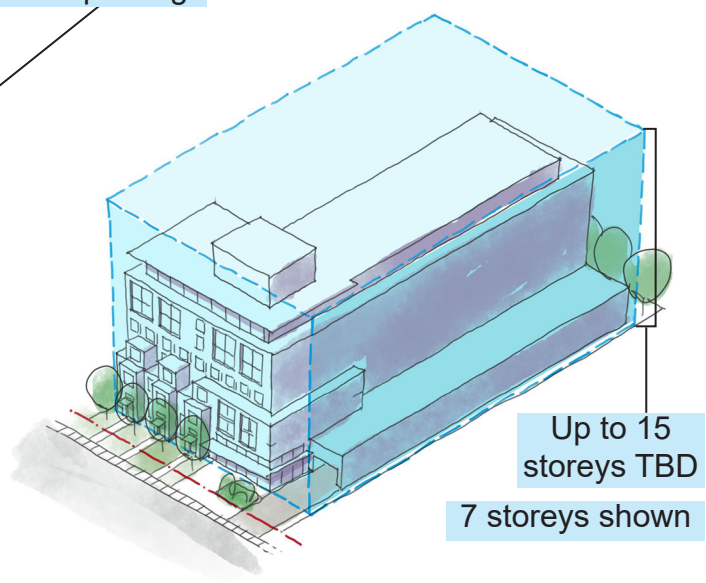
Existing Condition



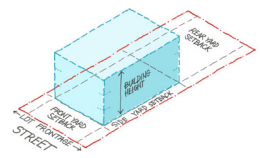
East Galt Aerial View



Potential New Condition



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



Zoning envelope

Share your comments in the table below:

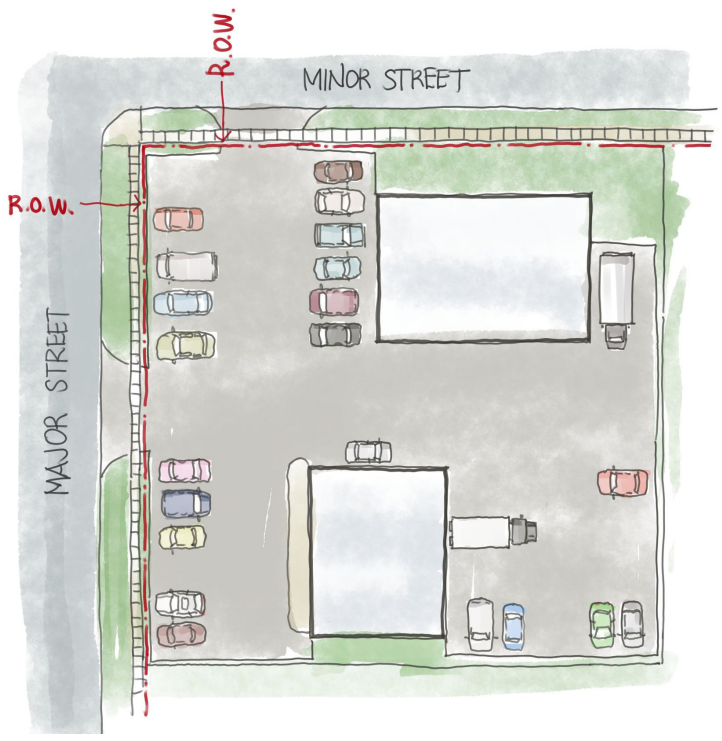
Potential Uses	Blue Box	Access + Parking	Landscaping
Think about what could be accommodated in the blue box in the demonstration illustration (e.g., Home Occupations, Daycare, Place of Worship, etc.)	Look at where the blue box is on the illustration. Consider how tall the blue box is.	Look at where the parking and driveway is on the illustration demonstration above.	Look at the green space on the lot.

8 High Rise

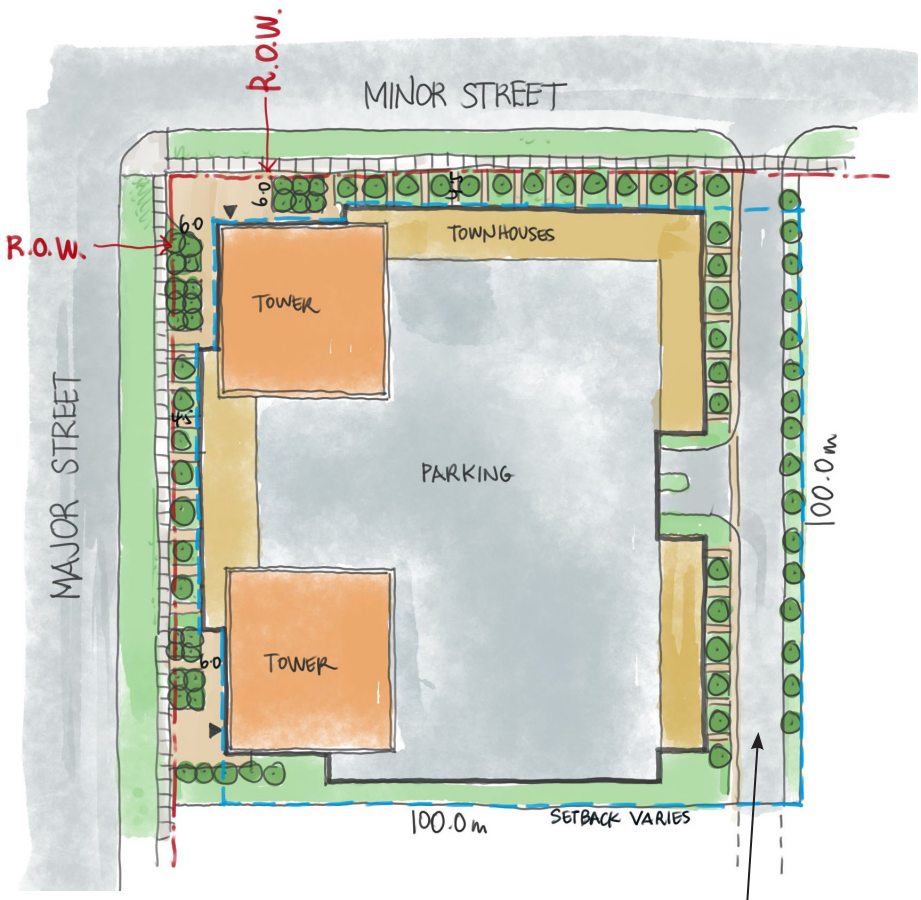
City of Cambridge Form-Based Zoning By-law

Public Information Session

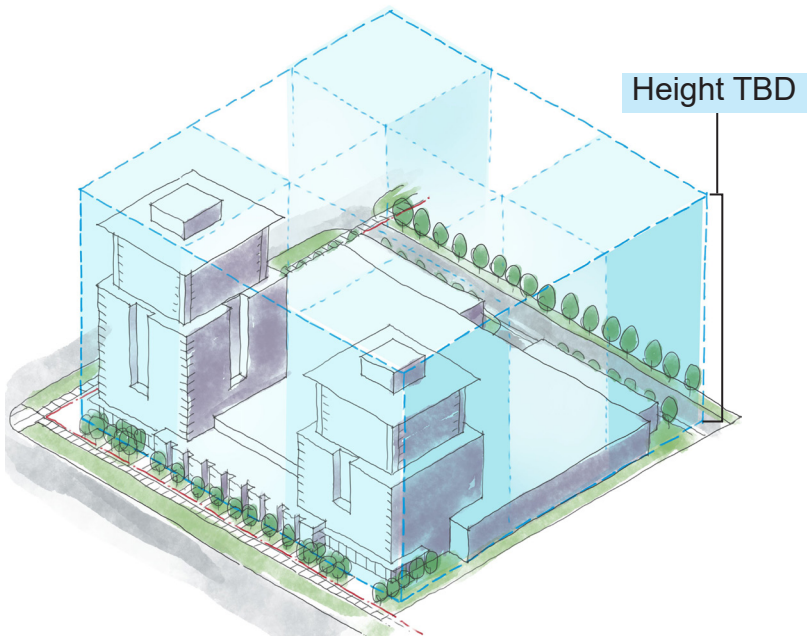
April 2025



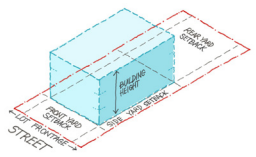
Existing Condition



Potential New Condition



Shared lane connects to future development where appropriate



Zoning envelope

Share your comments in the table below:

Potential Uses	Blue Box	Access + Parking	Landscaping
Think about what could be accommodated in the blue box in the demonstration illustration (e.g., Home Occupations, Daycare, Place of Worship, etc.)	Look at where the blue box is on the illustration. Consider how tall the blue box is.	Look at where the parking and driveway is on the illustration demonstration above.	Look at the green space on the lot.