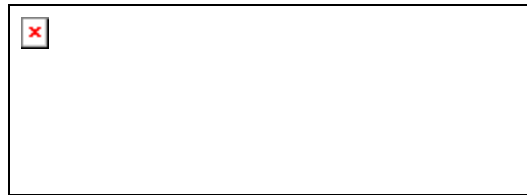


City of Cambridge

Official Plan Review

**Housing and Residential Policies
Discussion Paper**



October 2010

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1. Introduction

The City of Cambridge Official Plan (OP) was last updated in the mid-1990's; adopted by City Council on September 22, 1997 and approved by the Regional Municipality of Waterloo on July 14, 1999. The policies in that plan reflect the direction of the 1996 Provincial Policy Statement and the 1995 Regional Official Policies Plan. Since that time, a new Provincial Policy Statement (PPS) was issued in 2005 and a new Regional Official Plan (ROP) was approved by Regional Council in 2009.

This discussion paper reviews the current Housing and Residential policies within the Official Plan and the changes to policy in Ontario and the Region since the mid 1990s.

2. Current Cambridge Official Plan Policies

This discussion paper focuses on Housing and Residential policies and land use designations. The current Official Plan includes policies for residential land supply, range and mix of housing, affordability and compatibility. Many of the existing policies are still relevant and require minor revisions to address changes to provincial or regional policy that have occurred since the OP was approved.

The following provides the section headings in the current Official Plan related to housing and the residential environment. The full text of the policies is contained in **Appendix 1**.

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3. Legislative and Policy Changes since approval of Official Plan

3.1. *Provincial Context*

3.1.1. Provincial Policy Statement (PPS) 2005

The PPS provides policy direction on matters of Provincial interest for land use planning and development. The PPS sets out policy for the provision of a minimum supply of lands for residential development and an appropriate range of housing types and densities including affordable housing (Section 1.4 Housing). The Cambridge Official Plan must be consistent with the PPS.

There were some changes to the housing policies between the 1997 and 2005 PPS. These include:

- The inclusion of residential intensification within the policies for minimum land supply for residential purposes; and
- The expansion of the policies related to affordable housing including the establishment of a minimum target for the provision of affordable housing at the regional market level.

3.1.2. Planning Act

The Planning Act was amended through the Planning and Conservation Land Statute Law Amendment Act (Bill 51), 2006. Bill 51 provided municipalities with the ability to adopt secondary unit residential policies in their Official Plan without appeal. Secondary units are generally described as a self-contained apartment

within a house and are also known as accessory apartments or basement apartments. Policies for secondary units may only be appealed at the time of an Official Plan update. Once policies are adopted, decisions on Official Plan Amendments to amend or revoke the policies cannot be appealed. The passing of a zoning by-law to permit a secondary unit is also not subject to appeal. These changes were introduced to assist in the promotion of a range and mix of housing.

3.1.3. Places to Grow Act and Growth Plan for the Greater Golden Horseshoe

In 2006, the Ontario Government approved the Growth Plan for the Greater Golden Horseshoe. The Growth Plan contains a set of policies for managing growth and development to the year 2031 within the Greater Golden Horseshoe which includes the Region of Waterloo.

The Growth Plan introduces the complete community concept which seeks to meet the daily needs of residents by providing convenient access to an appropriate mix of jobs, local services, a full range of housing and community infrastructure. This concept includes planning for a range and mix of housing including affordable housing and encourages the creation of secondary units throughout the built-up area.

The Growth Plan sets targets for:

- Density of new development within designated greenfield areas;
- Minimum amount of development through infill and intensification within the built up area of the City; and
- Density for Urban Growth Centres.

These targets will impact how residential areas are planned and developed.

The Growth Plan directs municipalities to establish and implement minimum affordable housing targets in accordance with the PPS. Upper tier municipalities are also directed to develop a housing strategy. The housing strategy is intended to set out a plan which includes policies for official plans to address the provision of a range of housing types and densities to meet the needs of all residents and to support the achievement of the intensification and density targets.

3.2. *Regional Context*

3.2.1. Regional Official Plan

The Regional Municipality of Waterloo adopted a new Regional Official Plan (ROP) on June 16, 2009. The 2009 ROP contains housing policies in Chapter 3 Liveability in the Waterloo Region (see **Appendix 2**). These policies pertain to:

- the preparation and regular update of a Community Action Plan for Housing (by the Region in collaboration with area municipalities and other agencies);
- the provision of an appropriate range of housing;
- individual lot intensification through secondary apartments and garden suites;
- condominium conversion;
- the provision of affordable housing (including minimum target and incentives); and
- special needs housing.

3.3. Local Context

Growth Management Strategy Land Inventory and Capacity Analysis (Hemson Consulting)

In 2009, Hemson Consulting prepared a Land Inventory and Capacity Analysis for Cambridge. The Hemson study concluded that there is sufficient residential land supply to accommodate the projected population increase to the year 2029 and meet the Region's minimum density requirements and intensification target. The Hemson report provides recommendations for meeting the density requirements and intensification target for residential areas including:

- Defining the appropriate form of housing (e.g. townhouses and apartments) for residential areas to meet the intensification target;
- Introducing policies for minimum and maximum densities;
- Developing community plans for residential areas in the Greenfield to ensure that development occurs at appropriate densities and forms to meet the density requirements; and
- Directing infill and intensification to appropriate locations.

4. New Policy Directions and Required Updates

1. Updates to Chapter 9: Residential Environment in accordance with the Planning Act, Places to Grow, the PPS and the ROP:
 - Updates to provide support for mixed use and multi-residential developments;
 - The density section (9.3.2) needs to be reviewed in terms of new legislation and ROP policies. Bonusing policies are proposed to be

- revised and included in the Implementation section of the updated OP;
- Section 9.1.3 Affordability to be reviewed as per ROP and PPS policies;
 - 9.1.6 Condominium Conversion policies to be updated in accordance with the ROP; and
 - Intensification policies to be added including policies related to appropriate forms and compatibility of new development within existing neighbourhoods.
2. Update to 9.1.1 Residential Land Supply to be consistent with the Provincial Policy Statement.
 3. Section 9.1.8 Urban Design to be deleted because a new Urban Design chapter is proposed for the Official Plan.
 4. Chapter 11 policies for institutional special care and group homes will remain relatively unchanged in this Official Plan update. Future policy direction related to these uses will be determined through a separate planning study including a best practice review.
 5. Updates to Chapter 14: Residential Environment Districts to maintain consistency between the general policies and the land use designations. The framework for the Residential Environment Districts in the current Official Plan is based on the provision of municipal servicing rather than the type and form of housing within the residential areas. Review and consider establishment of designations based on type and form of residential that is appropriate for the area (e.g. high density along arterial roads). Review to determine whether permissions for the provision of housing on private services should continue to be supported within the urban area considering Provincial policy.

5. Mapping

Current mapping in the OP will require updates to maintain consistency with new or revised policies. These include:

Map 15 General Land Use Plan

- To be updated based on proposed changes to land use designations.

6. Summary

The Official Plan Review provides an opportunity to bring the plan into conformity with the Provincial Policy Statement, the Places to Grow Act and the new Region of Waterloo Official Plan. Many of the existing housing policies will remain in the updated Official Plan and may be subject to minor updates. New policies will be introduced to respond to changes in provincial policy specifically related to intensification and affordable housing. This OP Review provides an opportunity to revisit the residential land use designations and consider a framework that centres on type and form of dwelling units. This type of approach could provide additional clarity and guidance for appropriate locations for the range of housing types.

APPENDICES

APPENDIX 1

City of Cambridge Official Plan Extract

Chapter 2: Land Use Objectives

2.5 Residential Environment

It is the policy of the *City*:

- a) To encourage the *development* of as wide a range of housing types as possible to accommodate the needs, preferences and economic resources of the *City*'s households;
- b) To promote the maintenance of an adequate supply of both ownership and rental housing stock;
- c) To promote the use of sensitive urban design that reflects the physical and functional identity of Cambridge;
- d) To establish residential densities which are both appropriate to existing and new neighbourhoods and result in the compact *development* of the *City*'s residential lands;
- e) To promote *residential intensification* that is compatible with existing and permitted uses on adjacent properties, as well as any other key natural and built heritage features;
- f) To provide policies limiting residential densities where factors such as environmental protection may be compromised;
- g) To support the removal of incompatible land uses, such as vacant, derelict housing, which may compromise health, safety or other factors;
- h) To pursue housing rehabilitation as a means of increasing the life of the existing housing stock, including funding programs of senior levels of government;
- i) To support the unique needs of persons in special circumstances with respect to income, social or physical limitations or other barriers, and who, without intervention, might not have adequate housing;
- j) To maintain a continuous ten year supply of land designated for residential *development*;
- k) To maintain a continuous three year supply of land for residential *development* in draft approved and registered plans of subdivision; and

- 1) To provide opportunities for *affordable housing* compatible with existing and proposed *development*.

Chapter 9: Residential Environment

9.1 General Residential Policies

The general policies in this section are intended to provide the land use planning framework for residential *development* in Cambridge. This section also includes housing-related matters of *Provincial* and *Regional* interest, particularly land supply and housing affordability. These general policies apply to all forms of residential *development* throughout the municipality.

9.1.1 Residential Land Supply

- 9.1.1.1** The *City* will designate a continuous ten-year supply of land for residential *development* within the City Urban Area as shown on Map 1 of this plan.
- 9.1.1.2** Within the City Urban Area, the *City* will also maintain an inventory of at least a continuous three-year supply of land for residential *development* in draft approved and registered plans of subdivision.
- 9.1.1.3** The *City's* budget and Staging of Development Plan will address the capital works necessary to allow the planned residential growth to occur, as described in Policy 3.2.1.1. The *City* will request the *Region* to consider such capital works in its budget process, as well as in its Regional Integrated Infrastructure Staging Plan.

9.1.2 Range and Mix of Housing Types

- 9.1.2.1** The *City* will plan for a range and mix of housing that is affordable, *accessible*, and prioritizes safety, and will accommodate the varying needs, abilities, preferences and economic resources of Cambridge residents.
- 9.1.2.2** The *City* will encourage developers to make housing *accessible* and *adaptable* to people with disabilities.
- 9.1.2.3** The *City* may require that a proportion of dwellings in residential *developments* and redevelopments be *accessible* and *adaptable* to people with physical disabilities, generally in keeping with the proportion such people represent in the City of Cambridge.
- 9.1.2.4** The *City* will encourage the inclusion of a compatible residential component in the *development* of commercial projects in Community Core Areas, Nodes, or in specific elements of residential communities.

- 9.1.2.5** The *City* will allow for appropriate reductions in off-street parking requirements associated with the residential component of mixed use *developments*, to reflect the opportunities for the shared use of the parking spaces.
- 9.1.2.6** The *City* will encourage the creation of at least 5% of new housing units through infill, conversion and the redevelopment of built-up areas of the *City*, particularly in Community Core Areas and Nodes.
- 9.1.2.7** The *City* will promote the maintenance of an adequate supply of both ownership and rental housing stock to meet the varying needs of *City* residents by:
- a) encouraging *residential intensification* and the *development* of multi-unit residential projects in the Community Core Areas, Nodes and locations in residential communities meeting the criteria for compatible multi-unit residential buildings contained in Policy 9.1.5 of this plan;
 - b) providing opportunities for the *development* of smaller lot single and semi-detached dwellings, plexes, rowhouses, and apartments, recognizing the housing target described in Policy 7.6.3.1 d) of the Regional Official Policies Plan; and
 - c) encouraging the construction of affordable rental and ownership housing, including *assisted housing*.

9.1.3 Affordability

The *City* will provide opportunities for the *development* of *affordable housing* through:

- a) permitting mixed-use *development* and the addition of an accessory apartment in detached and semi-detached dwellings where possible in Community Core Areas and Nodes;
- b) promoting the inclusion of a residential component in commercial *development*; and
- c) encouraging the *development* of *assisted housing* and affordable private sector housing that is aimed at meeting the needs of lower income residents.

9.1.4 Residential Compatibility

The *City* will encourage *development* in the Community Core Areas, Nodes and in residential communities which is in harmony with the location, density and other characteristics of surrounding land uses. Factors to be taken into consideration in assessing the compatibility of *development* include:

- a) the density, scale, height, massing, visual impact, building materials and architectural character of surrounding buildings and the proposed *development*;

- b) the conservation, protection and potential enhancement of the natural environment and *built heritage resources*;
- c) the continued viability of adjacent land uses;
- d) pedestrian and vehicular movement and linkages, as well as parking requirements and design in both existing and proposed *developments*;
- e) landscaping, setbacks, sun and shadow effects, wind effects, signage, lighting and buffering of existing and proposed *developments*;
- f) noise attenuation;
- g) odour, dust, and emission impacts;
- h) traffic implications; and
- i) transitions between different land uses and between sites having varying permitted uses.

9.1.5 Location Criteria for Multi-Unit Residential Development

The *City* will encourage the use of lands in residential communities and in Community Core Areas and Nodes to provide sufficient units in *multi-unit residential development* to meet the objectives established in Section 1 and to address Policy 9.1.2 of this plan. *Council* may pass by-laws or otherwise facilitate or encourage the *development* of lands for *multi-unit residential development* where, in the opinion of *Council*, a site proposed for such *development*:

- a) is located on an arterial or collector road, or is directly accessible to any such road through a local access road and is not likely to generate sufficient traffic to disturb the peaceful and quiet enjoyment of neighbouring residential properties located on such local access road;
- b) is conveniently located within reasonable distance of public transit, recreational open space and shopping facilities and, if the building is proposed to be designed for occupancy by households with children, is also located within convenient walking distance of an elementary school;
- c) has a suitable size and configuration to:
 - i. permit the separation or appropriate integration of on-site vehicular and pedestrian traffic;
 - ii. provide for adequate access and circulation by emergency vehicles;
 - iii. provide adequate on-site landscaping to: establish suitable outdoor amenities and recreational facilities for the building's occupants, screen parking areas, and provide effective buffering and screening to ensure the privacy of outdoor recreational areas on the site as well as on adjoining properties; and
 - iv. provide adequate grading and stormwater management features to ensure the drainage of surface waters to on-site stormwater management facilities or to public storm drainage facilities and not to adjoining properties.
- d) is proposed to be developed in such a manner and at such a scale that the site and building design, building height, setbacks, landscaping and vehicular circulation

will ensure the compatibility of the proposed *development* with existing *development* on adjoining lands, as outlined in Policy 9.1.4 of this plan; and

- e) will include wherever possible the preservation and protection of the natural environment and *built heritage resources*.

9.1.6 Condominium Conversion

9.1.6.1 The *City* will allow the conversion to condominiums of rental multi-unit residential projects where such conversion will not have significant adverse impacts on the supply of housing for rent in Cambridge, particularly *affordable housing* for rent. The assessment of the potential effects of condominium conversion will include the following:

- a) the overall availability of and vacancy rates for rental units, including those of a comparable size, type and rental rate. A vacancy rate of 3% or more is one general indicator of an adequate supply of rental housing; and
- b) the number of potential new rental units becoming or having become available within twelve months of the proposed conversion, including new rental units in the vicinity of the conversion.

9.1.6.2 The conversion to condominiums of rental units will only be permitted where the following conditions have been satisfied:

- a) the building proposed for conversion meets the *City's* minimum standards of maintenance and occupancy, and the requirements of the Ontario Building Code and the Ontario Fire Code, or is proposed to be brought into conformity in accordance with such standards and requirements;
- b) parkland or cash-in-lieu of parkland has already been dedicated or paid to the *City* with respect to the site upon which the building proposed for conversion is located, or the proponent has agreed to dedicate or pay to the *City* cash-in-lieu as a condition of the conversion;
- c) the proposed use of the land and building to be converted complies, or is proposed to be brought into compliance, with the *City's* zoning regulations affecting such land and building;
- d) a public meeting has been held on the proposed conversion, to which the owner and all tenants of the subject building were invited;
- e) tenants have the option to continue to lease their units following the approval of the conversion to condominium in accordance with the provisions of the Tenant Protection Act; and
- f) tenants are given the first right of refusal to purchase a condominium unit in the conversion.

9.1.7 Special Needs Housing

- 9.1.7.1** The *City* will encourage the *development* of *housing for people with special needs*.
- 9.1.7.2** The *City* recognizes the need for and will facilitate where possible the integration of *crisis intervention homes* and *housing for people with special needs*, including *group homes* and *institutional residential care facilities*, as provided for in Section 3 of this plan. More detailed regulations may be enacted under the *City's Zoning By-law*.
- 9.1.7.3** The *City* encourages the integration of *garden suites* as provided for in Section 3 of this plan. More detailed regulations may be enacted under the *City's Zoning By-law*.

9.1.8 Urban Design

The *City* will develop and adopt urban design guidelines which will ensure that *development* of land in Cambridge is appropriate and compatible with surrounding land uses, and meet the objectives of Part 1 of this plan. These guidelines will also reflect the key elements of urban design outlined in Policy 4.4 of this plan.

9.1.9 Height Allowances

The *City* will develop and adopt appropriate building height allowances in order to preserve vistas and views, and to particularly assist in making *development* compatible with the *built heritage resources* of Community Core Areas.

9.1.10 Housing Rehabilitation

The *City* will support a high level of repair and maintenance in the *City's* existing housing stock by:

- a) encouraging the adaptive re-use of existing buildings through renovation, rehabilitation and conversion;
- b) supporting community access to Federal and *Provincial* programs for housing rehabilitation and repair;
- c) implementing *community improvement plans* where appropriate; and
- d) developing and enforcing property standards by-laws.

9.1.11 Monitoring

The *City* will monitor the impact of its policies in promoting the creation of *affordable, accessible, and safe* housing that will accommodate the varying needs, abilities, preferences and economic resources of the *City's* residents through the preparation of an annual housing report and by maintaining a residential *development* monitoring system.

9.2.2 Densities

9.2.2.1 The *City* will allow compatible higher density residential *development* in the Community Core Areas and Nodes, and in locations which meet the criteria for *multi-unit residential development* outlined in Policy 9.1.5 of this plan.

9.2.2.2 The *City* encourages compatible higher density *development* on sites where such *development* will result in the preservation of significant natural, *cultural* or *built heritage resources*.

9.2.2.3 The following are the *City's* maximum permitted *net residential densities*:

AREA	MAXIMUM <i>NET RESIDENTIAL DENSITY</i> Dwelling Units per Net Residential Hectare
Galt City Centre	250
Preston Towne Centre and Hespeler Village	150
Nodes	100

9.2.2.4 Notwithstanding Policy 9.2.2.3, the *City* may establish a lower maximum density where the lower density is warranted by:

- a) the nature of the soils, topography, geomorphology, vegetation or other environmental characteristics of the lands proposed for *development*;
- b) the established character of the neighbourhood in which the lands proposed for *development* are located;
- c) the unacceptably high cost of providing required *infrastructure* such as water supply, sewage disposal, stormwater drainage or access road facilities;
- d) the projected negative impact of the proposed *development* on adjoining environmentally sensitive lands; and/or
- e) the nature and scale of the proposed *development*.

9.2.2.5 Notwithstanding Policy 9.2.2.3, the *City* may consider increasing the maximum densities where the proposed *development* meets the compatibility policies outlined in Policy 9.1.4 of this plan, the location criteria for *multi-unit residential development* outlined in Policy 9.1.5, and one or more of the following objectives:

- a) at least 30% of the residential units will be *affordable housing*;

- b) it provides for the preservation or enhancement of the *City's* natural environment or *built heritage resources*, above and beyond the existing requirements of this plan;
- c) it provides for the removal of land uses which are incompatible with both existing and permitted uses on *adjacent lands*; and/or
- d) it provides other facilities, on-site amenities or services (such as child day-care facilities, public open space or recreational facilities accessible to the public) which, in the opinion of *Council*, are beneficial to the community.

9.2.2.6 The *City* may require the owner of the property on which the density bonus is being considered to enter into one or more agreements with the *City* (which may be registered against the title of the affected property) specifying the terms under which the density bonus will be granted.

9.3 Residential Districts

The Residential Districts established in established Section 3 of this plan include both existing and planned areas. The following policies apply to the land uses in these Residential Districts.

9.3.2 Density

9.3.2.1 The *City* has established a minimum *net residential density* target of 22 units per hectare for the City Urban Area, to be implemented through such means as the approval of plans of subdivision as well as site specific *development* applications. This net density excludes roads, natural areas and other community resources, as the intent is to increase densities while preserving the natural environment and *built heritage resources*.

9.3.2.2 The minimum *net residential density* target established in Policy 9.3.2.1 shall be reviewed periodically to monitor residential *development* trends.

9.3.2.3 The maximum permitted *net residential density* in Residential Districts (as defined in Section 3 of this plan) is 75 dwelling units per hectare. Density provisions may be further defined in the *City's* Zoning By-law.

9.3.2.4 Notwithstanding the permitted maximum density established in Policy 9.3.2.3, the *City* may limit the density of *development* of land in any Residential District to a lower maximum where the lower density is warranted by:

- a) the nature of the soils, topography, geomorphology, vegetation or other environmental characteristics of the lands proposed for *development*;

- b) the established character of the neighbourhood in which the lands proposed for *development* are located;
- c) the unacceptably high cost of providing *infrastructure* such as required water supply, sewage disposal, stormwater drainage or access road facilities;
- d) the negative impact of the proposed *development* at the density proposed on adjoining environmentally sensitive lands; and/or
- e) the nature and scale of the proposed *development*.

9.3.2.5 Notwithstanding Policy 9.3.2.3, the *City* may consider increasing the maximum density in Residential Districts (providing density bonuses) where the proposed *development* meets the compatibility policies outlined in Policy 9.1.4 of this plan, the location criteria for *multi-unit residential development* outlined in Policy 9.1.5, and one or more of the following objectives:

- a) at least 30% of the residential units will be *affordable housing*;
- b) it provides for the preservation or enhancement of the *City's* natural environment or *built heritage resources*, above and beyond the existing requirements of this plan;
- c) it is located in an *Area in Transition*;
- d) it provides for the removal of land uses which are incompatible with both existing and permitted uses on *adjacent lands*; and/or
- e) it provides other facilities, on-site amenities or services (such as child day-care facilities, public open space or recreational activities accessible to the public) which, in the opinion of *Council*, are beneficial to the community.

9.3.2.6 The *City* may require the owner of the property on which the density bonus is being considered to enter into one or more agreements with the *City* (which may be registered against the title of the affected property) specifying the terms under which the density bonus will be granted.

9.3.2.7 The *City* will promote compatible higher density *development* in locations which meet the criteria for *multi-unit residential development* outlined in Policy 9.1.5 of this plan.

9.3.3 Complementary (Non-Residential) Uses in Residential Districts

The *City* will permit the inclusion of a range of compatible, non-residential uses in residential neighbourhoods, primarily to serve the needs of its residents. Such uses may include schools, churches and other community facilities, as well as convenience

commercial establishments. Where appropriate, such facilities will be grouped together as complementary uses.

Chapter 11: General Land Use Policies

11.7 Day Care/Attendant Care

It is policy of the *City* to encourage the provision of day care and other attendant care facilities and services and, without amending this plan; and subject to the provisions of Section 2 of this plan, *Council* may pass by-laws to permit the use of land or buildings located in any District for the purposes of providing private home day care, a day nursery or other forms of attendant care.

11.8 Institutional Special Care

It is the policy of the *City* to encourage the establishment of special care institutions required by the residents of the *City*; and, subject to the provisions of Section 2 of this plan, *Council* may without amending this plan, pass by-laws or otherwise facilitate or encourage the use of lands and buildings:

- a) in any District designated on Map 15 except Classes 1 and 3 Open Space for the purposes of a *crisis intervention home*;
- b) in Community Core Areas, Nodes, Residential or Institutional Districts designated on Map 15, and where *Council* has made site-specific provision in the *City's Zoning By-law*, for the purposes of providing a special care facility for the accommodation of more than ten residents exclusive of staff or a receiving family for the purposes of:
 - i. any use described in Policy 11.9.1a) through f);
 - ii. a private hospital, nursing home, convalescent home or establishment providing care for chronic illness;
 - iii. a rest home or retirement home; and
 - iv. a group home for other special purpose needs not described in i) above, such as the victims of accidents who require long term rehabilitation.

11.9 Residential Special Care (Group Homes)

11.9.1 It is the policy of the *City* to facilitate where possible the provision within the community of *group homes* (excluding foster parent or host family arrangements) and, without amending this plan, *Council* may pass by-laws to permit the use of a dwelling unit located within Community Core Areas, Nodes, Residential or Institutional Districts designated on Map 15 for the purposes of providing:

- a) accommodation services for the physically and/or mentally handicapped;

- b) a satellite residence to accommodate aging individuals who are no longer able to be cared for at home without supervision or assistance;
- c) a children's residence to accommodate children usually under the age of 16 who, because of their special needs, cannot live with their parents or other relatives but would benefit from an alternative living arrangement;
- d) a home for patients of provincial psychiatric hospitals who can benefit from a household-oriented living arrangement in the community;
- e) a community resource centre for criminally sentenced individuals who can benefit more from rehabilitation in a community residential program than in a correctional institution;
- f) a halfway house for ex-offenders (people on probation or parole from a provincial correctional institution or federal penitentiary); and
- g) a *group home* for other special purpose needs not described in items a) to f) above, such as the victims of accidents who require long term rehabilitation.

11.9.2 For the purposes of Policy 11.9.1, *Council* may pass zoning by-laws to permit the establishment:

- a) of any *group home* referred to in Policy 11.9.1 a) b), and g) without requiring further site specific amendments to the *City's* Zoning By-law; provided, however, that *Council* may require the proponent to hold or cause to be held one or more information meetings on any proposal to establish such *group home* so as to inform property owners in the vicinity of the *group home*;
- b) of any *group home* referred to in Policy 11.9.1 c), d), e), and f) only where the *City's* Zoning By-law is specific to the site upon which the *group home* is proposed to be located, and *Council* has held or caused to be held one or more public meetings on the proposal to inform property owners in the vicinity of the site of the proposal and to solicit their comments; provided, however, that where it is proposed to establish any new *group home* within 200 metres of an existing *group home* registered in accordance with the provisions of Policy 11.9.3, such new *group home* shall not be established except by site-specific amendment to the *City's* Zoning By-law.

11.9.3 It is the policy of the *City* that every *group home* referred to in Policy 11.9.1 shall be approved and licensed where required by the *Province* (or other appropriate approval authorities) and shall be registered with the

registrar of *group homes* designated by *Council*, and such registration shall be renewed annually.

- 11.9.4** It is the policy of the *City* that every *group home* shall conform to the provisions of the Ontario Fire Code, the Ontario Building Code, and the *City's* minimum standards for maintenance and occupancy, as described in Policy 18.12, and other applicable law.

Chapter 14: Residential Environment Districts

14.1 Classification of Districts

It is the policy of the *City* to recognize three classes of District for the Residential Environment:

- a) Class 1 (Urban) Residential Districts, consisting of those urban areas within the City Urban Area illustrated in Map 1 or otherwise provided for in the plan by a Special District in which a piped municipal water supply and public sanitary sewers are or will be made available by 2016;
- b) Class 2 (Suburban) Residential Districts, consisting of those suburban areas also within the City Urban Area illustrated in Map 1 or otherwise provided for in this plan by a Special District in which municipal sanitary sewers are not likely to be made available before 2016 and in which water supplies are expected to be obtained from private or communal wells;
- c) Class 3 (Rural) Residential Districts, consisting of those rural settlement areas outside the City Urban Area illustrated in Map 1 in which neither municipal sanitary sewers nor a municipal water supply or communal well will be made available before 2016.

14.2 Class 1 (Urban) Residential Districts

14.2.1 It is the policy of the *City* that lands in a Class 1 Residential District designated on Map 15 may be developed and used for any of the following purposes:

- a) where a municipal water supply and municipal sanitary sewers have been made available:
 - i. dwelling units in buildings designed for occupancy by one or more households, including multiple unit residential buildings;
 - ii. a use specified in Policy 11.2 of this plan as a use permitted in any District;

- iii. a use accessory to a permitted use, including those uses described in Policy 9.3.4.1;
 - iv. a commercial use or mixed residential-commercial use specified in, and in accordance with the provisions of Policy 13.3.7;
 - v. in the Paisley Heights Special District shown in Figure 3, only those uses specified in Policy 17.3 of this plan; and *Council* may pass by-laws or otherwise facilitate or encourage the *development* and use of such lands for such purposes in accordance with the policies of Section 2 of this plan.
- b) where a piped municipal water supply and sanitary sewers have not yet been made available:
- i. *agricultural uses*, where no intensive livestock operation, fur farming or fish farming is involved;
 - ii. an existing residential use;
 - iii. any use accessory to a permitted use; and, subject to the policies of Section 2 and Policy 11.4 of this plan, *Council* may pass by-laws to restrict the use of such lands to such interim uses until a piped municipal water supply and sanitary sewers have been made.

14.2.2 It is the policy of the *City* to permit, without amending this plan, the establishment of business or professional offices in Class 1 Residential Districts that do not constitute home occupations as described in Policy 9.3.4 of this plan where:

- a) the property uses or proposes to use vehicular access from a major arterial shown on Map 6 of this plan or otherwise determined by the *City*;
- b) is deemed by *Council* to be compatible with surrounding land uses through the application of those criteria described in Policy 9.1.4 of this plan;
- c) has been recognized site-specifically in the *City's* Zoning By-law;
- d) access to a municipal water supply and municipal sanitary sewers have been made available.

14.3 Class 2 (Suburban) Residential Districts

14.3.1 It is the policy of the *City* that lands in a Class 2 Residential District designated on Map 15 may be developed and used for any of the following purposes:

- a) a detached dwelling designed for occupancy by a single household;

- b) a use specified in Policy 11.2 of this plan as a use permitted in any District;
- c) a use accessory to a permitted use, including those uses described in Policy 9.3.4.1, and the keeping of horses for the private non-commercial recreational use of a household occupying a permanent dwelling on a lot having an area of not less than 1.0 hectare upon which the *minimum distance separation formulae* and provisions for the disposal of animal wastes recommended by the *Province* are observed;
- d) a commercial use specified in, and in accordance with the provisions of Policy 13.3.7;
- e) in area “7a” of the Blair Village Special District shown in Figure 7, a use specified in Policy 17.7.4;

and, subject to the provisions of Section 2 of this plan, *Council* may pass by-laws or otherwise facilitate or encourage the *development* and use of such lands for such purposes where the Medical Officer of Health, the *Region*, or other legislated authority has approved the installation of private or communal well water supply systems and individual wastewater treatment systems.

14.3.2 It is the policy of the *City* that vacant lands in a Class 2 Residential District designated on Map 15 may also be used for any of the following purposes:

- a) *agricultural uses*, where no intensive livestock operation, fur farming or fish farming is involved;
- b) any use accessory to a permitted use;

and, subject to the provisions of Section 2 and Policy 11.4 of this plan, *Council* may pass by-laws or otherwise facilitate and encourage the use of such vacant lands for such purposes until a draft plan of subdivision to accommodate the *development* and use of such lands for a purpose specified in Policy 14.3.1 has been registered.

14.4 Class 3 (Rural) Residential Districts

14.4.1 It is the policy of the *City* that lands in a Class 3 (Rural) Residential District designated on Map 15 may be used for any of the following purposes:

- a) a detached dwelling designed for occupancy by a single household;
- b) a use specified in Policy 11.2 as a use permitted in any District;
- c) *agricultural uses* where no intensive livestock operation, fur farming or fish farming is involved;

- d) a use accessory to a permitted use, including those uses described in Policy 9.3.4.1, and the keeping of horses for the private, non-commercial, recreational use of a household occupying a permanent dwelling on a lot having an area of not less than 1.0 hectare upon which the *minimum distance separation formulae* and provisions for the disposal of animal wastes recommended by the *Province* are observed;
- e) a commercial use specified in, and in accordance with the provisions of Policies 9.3.4, 13.3.7.4, 13.3.7.6 and 13.3.7.7;

and, subject to the provisions of Section 2 of this plan, *Council* may pass by-laws or otherwise facilitate or encourage the *development* and use of such lands for such purposes where the Medical Officer of Health, the *Region*, or other legislated authority, have approved the installation of private or communal well water supply systems and individual wastewater treatment systems.

APPENDIX 2

Council Adopted Regional Official Plan Extract

3. Liveability in Waterloo Region

3.A Range and Mix of Housing

Housing is a basic necessity of life and is an essential element to individual health and community vitality. The provision of a full and diverse range and mix of permanent housing that is safe, affordable, of adequate size and meets the accessibility requirements of all residents, is important if the region is to maintain and enhance its quality of life. It also plays a key role in attracting and supporting a diversified and stable business environment.

3.A.1 The Region, in collaboration with Area Municipalities and other agencies, will prepare and regularly update the Community Action Plan for Housing and the Homelessness to Housing Stability Strategy.

3.A.2 Area Municipalities will plan to provide an appropriate range of housing in terms of form, tenure, density and affordability to satisfy the various physical, social, economic and personal support needs of current and future residents.

3.A.3 The Region encourages Area Municipalities to permit, wherever appropriate, individual lot intensification, such as secondary apartments and garden suites in residential neighbourhoods, where health, safety, servicing and other reasonable standards or criteria can be met.

Affordable Housing

3.A.4 *A development application* to create a plan of condominium, which would result in the conversion of rental *affordable housing* to condominium ownership, may only be permitted where:

- a) the rental vacancy rate for comparable units for the Area Municipality, or the Kitchener Census Metropolitan Area, if not

available for the Area Municipality, has been at or above three per cent for the preceding three years; or

- b) the conversion will address and result in the creation of *affordable housing* for affordable home ownership; or
- c) the conversion will rectify existing health and safety issues through the completion of building renovations/retrofits, the cost of which would necessitate an increase in rent levels above the affordability threshold; and
- d) the owner/applicant submits a detailed inspection report on the physical condition of the property by a qualified architect or engineer to the satisfaction of the Region.

3.A.5 Where a *development application* proposing residential uses is submitted for a site containing two hectares or more of developable land, the Region and Area Municipalities will require, wherever appropriate, a minimum of 30 per cent of new residential units to be planned in forms other than single-detached and semi-detached units, such as town homes and multi-unit residential buildings.

3.A.6 The Region encourages the *Province* and Area Municipalities, as appropriate, to offer density bonuses, property tax exemptions and other incentives to help support the creation of *affordable housing* and *special needs housing*.

3.A.7 The Region will participate in and deliver Federal and/or Provincial housing programs that will benefit the region, whenever appropriate.

Special Needs and Community Housing

3.A.8 Redevelopment or conversion of Regional *community housing* that would have the effect of removing Regional *community housing* units will only be permitted where there is:

- a) full replacement of all Regional *community housing* units with new Regional *community housing* units at the existing rent levels; and
- b) relocation of the tenants, to the satisfaction of the Region, to comparable accommodation at the same rent level during the period of redevelopment, or to new Regional *community housing* development.

3.A.9 The Region supports the establishment of emergency shelters and other temporary accommodations for individuals and families across Waterloo

Region based on demonstrated need, and will continue to work toward the elimination of homelessness.

3.A.10 *Special needs housing* will be permitted within all residential designations as defined by policies in Area Municipal official plans. Area Municipal policies may include size and locational criteria such as proximity to medical facilities, *employment areas*, social services, *human services*, transit and other *special needs housing*. Such criteria will not distinguish between users of property on the basis of the personal characteristics of individuals occupying the lands and premises.