

Housing and Residential

Highlights of Proposed Changes:

- Support for mixed use development where appropriate
- Support for pedestrian, cycling and other modes of transportation
- Updated special needs housing wording (Not including Group Homes)
- Updated affordable housing policies including strengthened condominium conversion policies to protect affordable rental housing
- New residential designations
 - Low/Medium Density Residential – maximum of 40 units per hectare (e.g. Wellington South, Townhouse Development)
 - High Density Residential – minimum of 0.5 floor space index & maximum of 2.0 floor space index
 - Rural Residential - development will be dependent on the size of the lot suitable to accommodate potable water and individual wastewater treatment
- Permitted compatible intensification within existing neighbourhoods (generally not more than 2 storeys higher than average height in surrounding area)
- Individual lot intensification which allows secondary suites and garden suites in **all** residential designations subject to criteria
- Density ranges for residential development in specified areas:

AREA	MINIMUM		MAXIMUM	
	Density	Height	Density	Height including above ground parking structures
<i>Urban Growth Centre</i> subject to a gross density as prescribed in section 2.6.2	0.75 FSI	2 storeys	2.5 FSI	5 storeys
Galt City Centre outside <i>Urban Growth Centre</i> area	0.5	2 storeys	2.0FSI	5 storeys
Preston Towne Centre and Hespeler Village	0.5 FSI	2 storeys	2.0 FSI	5 storeys
Nodes (<i>Designated Greenfield Area</i>)	0.5 FSI	4 storeys	2.5 FSI	15 storeys
Nodes (<i>Built up Area</i>)	0.5 FSI	4 storeys	2.0 FSI	12 storeys
Regeneration Areas	0.5 FSI	2 storeys	2.0 FSI	8 storeys
Reurbanization Corridors	0.5 FSI	2 storeys	2.0 FSI	8 storeys

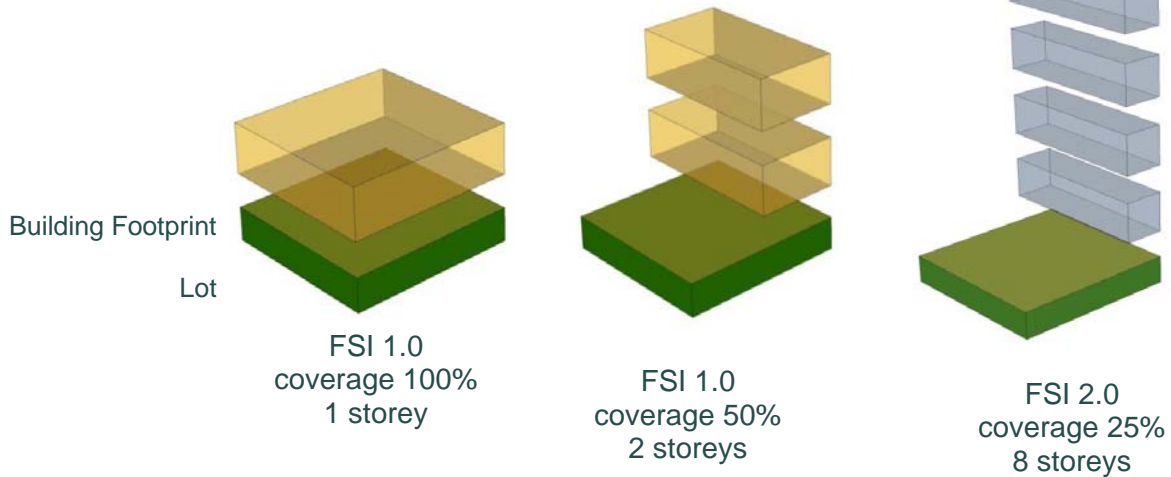
FSI – Floor Space Index

- Bonusing (Provincial Planning Act) may allow higher density and height for appropriate developments in exchange for community benefits
- Promote good Urban Design

What intensification could look like

FSI: floor space index

$$\text{FSI} = \frac{\text{Built Area (footprint x \# floors)}}{\text{Block Area}}$$



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