

City of Cambridge

Official Plan Review

**Housing and Residential
Draft Policy Paper**



May 2011

Please note that policy numbers and cross references are subject to change when the overall draft Official Plan is prepared

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1. Overview

This policy paper updates the existing Housing and Residential policies in the Official Plan. The proposed policies in this Chapter have been drafted in accordance with the Planning Act and the Planning and Conservation Land Statute Amendment Act, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe and the Provincially approved Regional Official Plan, 2011.

2. Rationale for Changes

These policies are proposed for the Official Plan to implement elements of the Provincial Policy Statement (2005) and the Growth Plan for the Greater Golden Horseshoe (2006) and to conform to the Provincially approved Regional Official Plan, 2011. These elements include updated policies for housing and residential and the addition of new designations and associated mapping for residential land.

The following provides a summary of the Provincial policies and Regional Official Plan policies that have been incorporated into the proposed updated Residential and Housing policies of the Official Plan.

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 policies for the provision of a minimum supply of lands for residential development and an appropriate range of housing types and densities including affordable housing. The PPS requires the inclusion of residential intensification within the policies for minimum land supply and contains policies related to affordable housing including establishing a minimum target for the provision of affordable housing at the regional market level. The Cambridge Official Plan must be consistent with the PPS.

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. Policies for secondary units may only be appealed at the time of an Official Plan update. Once secondary units policies are approved, decisions on Official Plan Amendments to amend or revoke the policies cannot be appealed. These changes were introduced to assist in the promotion of a range and mix of housing.

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 provide for a range and mix of housing, including affordable housing and secondary units and plan for convenient access to services, jobs and infrastructure.

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.

The Growth Plan directs municipalities to establish and implement minimum affordable housing targets in accordance with the PPS.

Regional Official Plan

The Provincially approved Regional Official Plan, 2011 (ROP) contains housing policies pertaining 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 residential units* and garden suites;
- condominium conversion;
- the provision of affordable housing (including minimum target and incentives); and
- special needs housing.

3. Proposed Official Plan Policies

Chapter 2: Growth Management Structure

2.5 updated

2.8 Residential Lands

The *City* will:

- a) encourage the development of a wide a range of housing unit types to accommodate the needs, preferences and economic resources of the city's households;
- b) promote and maintain an adequate supply of both ownership and rental housing stock;
- c) promote the use of *compatible* urban design;
- d) establish residential densities which are both appropriate to existing and new neighbourhoods and result in the compact development of the city's residential lands;

2.5 e) revised

g) updated from “Support” to “Recognize” as funding comes from Province and Region not from the City

2.5h) Removed 10 and 3 year supply

j) & k) new

- e) promote balanced residential *intensification* including individual lot *intensification* that is *compatible* with existing and permitted uses on neighbouring properties, as well as any other key natural and *cultural heritage resources*;
- f) pursue housing rehabilitation as a means of increasing the life of the existing housing stock;
- g) recognize 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;
- h) maintain an adequate supply of land for residential *development*;
- i) provide opportunities for *affordable* housing;
- j) support mixed use and *multi-unit residential developments*; and
- k) require development to include pedestrian, cycling and vehicular movement, other modes of transportation and linkages and access where applicable to public transit.

9.1.1

2.8.1 Residential Land Supply

9.1.1.1 & 9.1.1.2 updated as per PPS

1. The *City* will maintain a continuous ten-year supply of land for residential *intensification* and *redevelopment* on lands which are designated and available for residential development.
2. Where new development is to occur, the *City* will maintain at all times land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential *intensification* and *redevelopment* and land in draft approved and registered plans.
3. The *City* in cooperation with the *Region* will prepare a staging of development plan to address the capital works necessary to allow the planned residential growth to occur, as described in policy 2.8.1.2.

9.1.1.3 revised

9.1.2 updated

2.8.2 Range and Mix of Housing Types

9.1.2.1

1. The *City* will plan for a range and mix of housing that is *affordable*, *accessible*, and safe incorporating Crime Prevention through Environmental Design principles, and will accommodate the varying needs, abilities, preferences and economic resources of Cambridge residents.
2. The *City* will encourage developers to make housing *accessible* and *adaptable* to people with disabilities and may require that a proportion of dwellings in residential *developments* and *redevelopments* be *accessible* and *adaptable* to people with disabilities, generally in keeping with the proportion such people

9.1.2.2 & 9.1.2.3 No provincial regulation in place yet but ministry notes 13% of people have a disability

represent in the City of Cambridge and in accordance with the Accessibility for Ontarian’s Disability Act.

9.1.2.4 updated

3. The *City* will encourage the inclusion of a *compatible* residential component in the *development* of commercial projects in the *Urban Growth Centre*, *Community Core Areas*, *Nodes*, *Major Transit Station Areas*, *Reurbanization Corridors* or in residential communities.

9.1.2.5 updated

4. The *City* may 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 and within *Major Transit Station Areas*.

9.1.2.6.Updated with ROP 2.C.2

5. The *City* will ensure the creation of 45% of new housing units through infill, conversion, *intensification* and the *redevelopment* of *built-up areas* of the *City*, particularly in the *Urban Growth Centre*, *Community Core Areas*, *Regeneration Areas*, *Reurbanization Corridors* and *Major Transit Station Areas*.

9.1.2.7 updated

6. 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 development* in the *Urban Growth Centre*, *Community Core Areas*, *Nodes*, *Major Transit Station Areas* and *Reurbanization Corridors*;
 - b) providing opportunities for the *development* of smaller lot single and semi-detached dwellings, plexes, townhouses and apartments, recognizing the housing target of the *Region’s* *Community Action Plan*; and
 - c) encouraging the construction of *affordable* rental and ownership housing, including *assisted housing*.

new as per ROP 3.A.3

7. The *City* will encourage individual lot *intensification*, through the creation of a *secondary residential unit* in a dwelling throughout the *Urban Area* where appropriate, or *garden suite* subject to compatibility criteria in policy 8.4.2.

new

Secondary Residential Unit

8. The *City* will encourage the establishment of a *secondary residential unit* within or attached to the existing residential buildings in all zones where residential uses are permitted without an amendment to the *City’s* *Zoning By-law*. *Secondary residential units* must be in accordance with the following criteria:
- a) appropriate parking arrangements can be accommodated on the property;
 - b) no separate access to a municipal road is required;
 - c) the *secondary residential unit* is *compatible* with neighbouring residential properties and the surrounding residential neighbourhood;
 - d) adequate potable water and waste water treatment is available to accommodate the *secondary residential unit*; and

- e) the *secondary residential unit* is subordinate in scale and function to the main dwelling unit.
- f) Compliance with the *City's* minimum standards of maintenance and occupancy, and any other applicable legislation.

new

Garden Suites

9. The City will encourage the establishment of a *garden suite* on existing lots in all zones where residential uses are permitted subject to a temporary use by-law and an implementing development agreement. *Garden suites* must be in accordance with the following criteria:
- a) appropriate parking arrangements can be accommodated on the property;
 - b) no separate access to a municipal road is required;
 - c) the *garden suite* will be used for the purpose of temporary accommodation as specified in policy 10.5.6;
 - d) the lot size and layout can accommodate a *garden suite* without unreasonable loss of private outdoor amenity area;
 - e) the *garden suite* is *compatible* with neighbouring residential properties and the surrounding residential neighbourhood in terms of massing, height, visual appearance, amenity area, privacy and noise;
 - f) adequate potable water and waste water treatment is available to accommodate the *garden suite*;
 - g) the *garden suite* is placed in the rear yard of the property;
 - h) the *garden suite* is subordinate in scale and function to the main dwelling on the lot; and
 - i) placement of the *garden suite* is not excessively removed from the existing dwelling.

9.1.7.3updated

10. *Garden suites* will be required to comply with regulations for *garden suites* enacted under the *City's* Zoning By-law.

2.8.3 Residential Densities

9.2.2.1 updated

1. The *City* will allow *compatible* higher density residential *development* in the, *Urban Growth Centre*, *Community Core Areas*, *Nodes*, *Regeneration Areas*, *Reurbanization Corridors*, *Major Transit Station Areas* and high density residential designations to support and ensure viability of existing and planned transit service levels.

9.2.2.2 updated

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

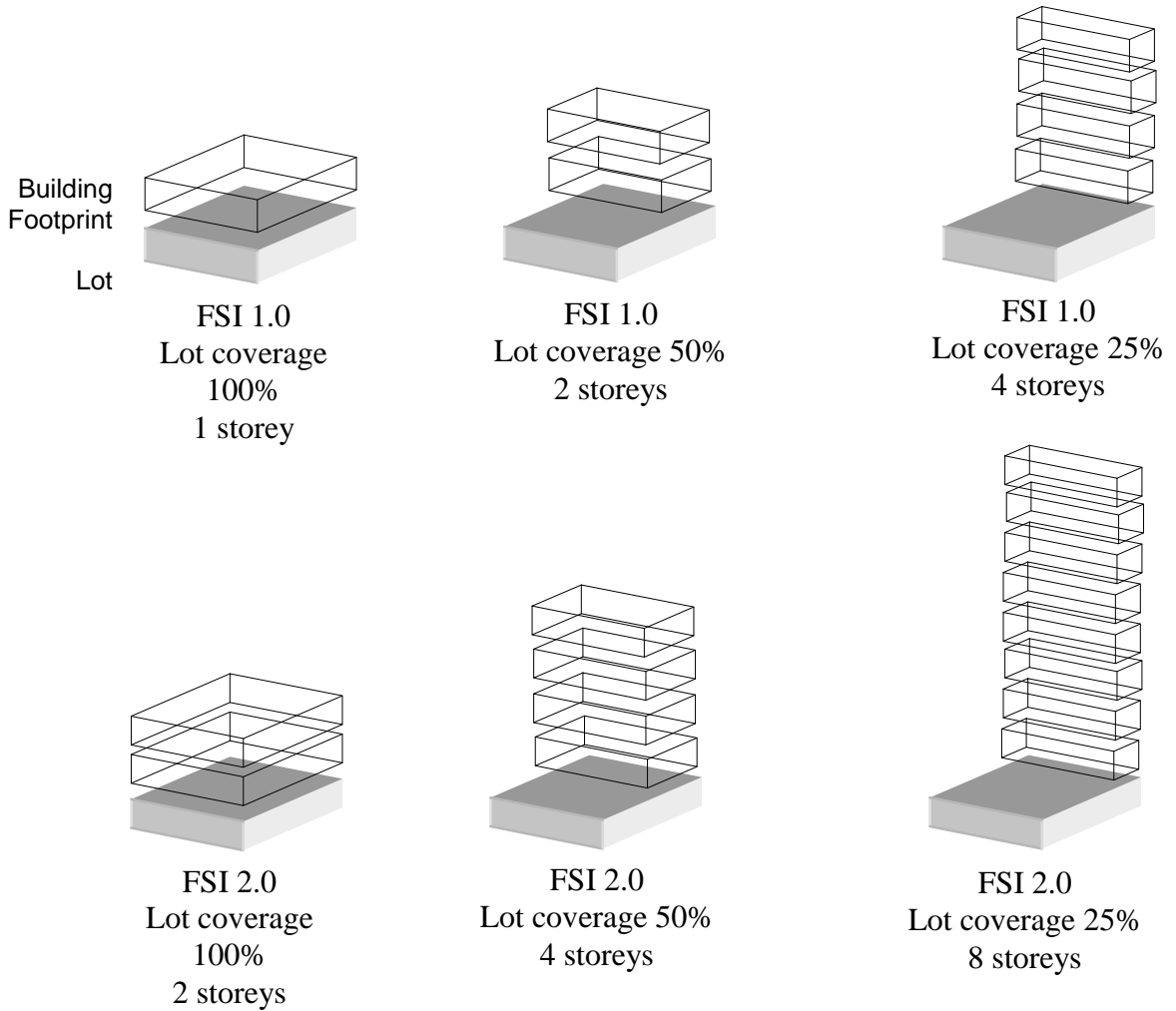
9.2.2.3
 updated with
 new density
 and heights

3. The following are the *City's* minimum and maximum residential densities and heights in specified areas. Residential densities in residential designations are subject to Policy 8.4.6.3.

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*

Figure 1 – Floor Space Index Examples



New

4. Notwithstanding Policy 2.5.3 the *City* may permit a higher maximum height and/or density, without amending this Plan through the height and density bonusing provisions in section 10.16.

New

5. The *City* will prepare a height and density massing study to assist in addressing height and density bonusing opportunities.

9.2.2.4 updated
 Lower density not permitted in Urban Growth Centre as per P2G

6. Notwithstanding Policy 2.5.3 the *City* may permit a lower minimum density, without amending this Plan, in the Preston Towne Centre, Hespeler Village, Nodes, Regeneration Areas or Reurbanization Corridors where an evaluation of

all possible alternatives is undertaken and the lower density is warranted by more than one of the following criteria:

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

New

7. Where a proponent is proposing to develop more than one building on a site the proponent may increase the density and/or height of one or more buildings provided the average density and height on the site does not exceed the maximum allowable in Policy 2.8.3.

New

8. Notwithstanding Policy 2.8.3 the *City* may permit a lower minimum density for infilling lot severances, without amending this Plan.

New from
ROP
2.D.17i)

9. Residential lands in *Designated Greenfield Areas* will be planned and designed to achieve a density target of not less than 55 persons and jobs combined per hectare on lands subject to a plan of subdivision application after June 16, 2006.

Chapter 8 Land Use Policies and Designations

8.1 General Land Use Policies

8.1.1 Establishment of Designations

Place Holder - Please refer to the Land Use Policies and Designations
Draft Policy Paper

8.1.2 Uses Permitted in All Designations

Place Holder - Please refer to the Land Use Policies and Designations
Draft Policy Paper

8.1.3 Uses Prohibited in All Designations

Place Holder - Please refer to the Land Use Policies and Designations
Draft Policy Paper

8.1.4 School Board Education Facilities

Place Holder - Please refer to the Land Use Policies and Designations
Draft Policy Paper

9.1.7

8.1.5 Special Needs Housing

General

1. The *City* will encourage the development of *housing for people with special needs*.

9.1.7.1
updated

2. The *City* recognizes the need for, and will facilitate where possible, the integration of *housing for people with special needs*, including *group homes* and *institutional special care facilities*. More detailed regulations may be enacted under the *City's* Zoning By-law.

3. new
from ROP
3.A.10

3. Special needs housing is encouraged to locate in proximity to medical facilities, employment areas, social services, human services, transit and other applicable services.

Institutional Special Care Facilities

4. The *City* encourages the establishment of *institutional special care facilities* in the *Urban Growth Centre*, *Community Core Areas*, *Nodes* excluding *Regional Scale nodes*, *Regeneration Areas*, *Reurbanization Corridors*, or *Residential designations* and where *Council* has made site-specific provision in the *City's* Zoning By-law, for the purposes of providing an *institutional special care facility* for the accommodation of more than ten residents exclusive of staff or a receiving family for the purposes of:

- a) accommodation services for people with physical and/or mental disabilities;
- b) a 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);
- g) a private hospital, nursing home, convalescent home or establishment providing care for chronic illness;
- h) a rest home or retirement home;
- i) a *crisis intervention home*; and
- j) an institution for other special purpose needs not described above.

11.8 updated to include Urban Growth Centre, Core Areas, Node, regeneration areas and reurbanization corridors and changed order of list

11.8
j) updated to remove duplicate reference to group home and removed example

Residential Special Care (Group Homes)

5. The *City* will facilitate where possible the provision of *group homes* within the *City* and *Council* may pass by-laws to permit the use of a dwelling unit located within the *Urban Growth Centre*, Community Core Areas, Nodes, Regeneration Areas, Reurbanization Corridors or Residential designations for the purposes of providing:

- a) accommodation services for people with physical and/or mental disabilities;
- b) a 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);
- g) a crisis intervention home; and
- h) a *group home* for other special purpose needs not described above.

11.9.1 updated to include Urban Growth Centre, Core Areas, Node, regeneration areas and reurbanization corridors

11.9.1 a) updated terminology

g) new

h) removed example

11.9.2

11.9.2a) updated wording to from “Council may require” to “Council encourages” because not allowed through legislation to require a public meeting

6. For the purposes of Policy 8.1.5.5, *Council* may pass zoning by-laws to permit the establishment:

- a) of any *group home* referred to in Policy 8.1.5.5 a) b), g) and h) without requiring further site specific amendments to the *City’s Zoning By-law*; provided; however, that *Council* encourages the proponent to hold 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 8.1.5.5 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* or the proponent has 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; and
- c) 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 8.1.5.7, such new *group home*

shall not be established except by site-specific amendment to the *City's* Zoning By-law.

11.9.3

7. Every *group home* referred to in Policy 8.1.5.5 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.

Chapter 8 – Land Use Policies and Designations

8.4 Residential

9.1.3 updated 8.4.1 Affordable Housing

1. The *City* recognizes the importance of *affordable* housing and will encourage the development of *affordable* housing and provide opportunities for the *development* of *affordable* housing through:
 - a) permitting mixed-use *development* in the *Urban Growth Centre*, *Community Core Areas*, *Nodes*, *Major Transit Station Areas* and *Reurbanization Corridors*;
 - b) promoting the inclusion of a residential component in commercial *development*; and
 - c) encouraging the *development* of *community housing* and *affordable* private sector housing that is aimed at meeting the needs of lower income residents.
2. Where a *development* application proposing residential uses is submitted for a site containing two hectares or more of developable land, the *City* will require, wherever appropriate, a minimum of 30 percent 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. New residential development will include a minimum number of *affordable* housing units based on the targets established in the *Region's* *Community Action Plan for Housing*.

9.1.3c)
updated as per
ROP 3.A.8

new as per
ROP 3.A.5

new target
PPS 1.4.3a)

9.1.4 updated 8.4.2 Residential Compatibility

1. The *City* will encourage *development* in the *Urban Growth Centre*, *Community Core Areas*, *Nodes*, *Reurbanization Corridors*, *Major Transit Station Areas* and in residential communities which is *compatible* with the location, density and other characteristics of neighbouring 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, orientation and architectural character of neighbouring buildings and the proposed *development*;
- b) the conservation, protection, maintenance and potential enhancement of the natural environment and *cultural heritage resources*;
- c) the continued viability of neighbouring 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) transportation implications; and
- i) transitions between different land uses and between sites having varying permitted uses.

New

2. Infill, *intensification* and *redevelopment* within existing neighbourhoods will be minor in nature and will be *compatible* with the surrounding neighbourhood character. The following will be considered in assessing whether the *development* is minor in nature:
 - a) comparable building height, generally within 2 storeys of neighbouring buildings;
 - b) comparable massing and scale;
 - c) similar lot coverage and side yard setbacks to neighbouring housing;
 - d) maintaining the predominant or average front yard setback;
 - e) built form that reflects the façade details and materials of neighbouring housing, including garage width, porches, screening and architectural details
 - f) transportation implications; and
 - g) appropriate parking arrangements and traffic movement.

New

3. The location and massing of new buildings in the residential designations must be *compatible* with the surrounding land use. The *City* will require sites to be designed with transition between areas of different intensity and scale.

9.1.5 updated

8.4.3 Location Criteria for Multi-Unit Residential Development

The *City* will encourage the use of lands in residential designations, *Urban Growth Centre*, Community Core Areas, Nodes and Reurbanization Corridors to provide sufficient units in *multi-unit residential development* to meet the policies in Section 2.8.2 of this Plan. *Multi-unit residential development* will be subject to compatibility criteria in Section 8.4.2. *Council* may pass by-laws or otherwise facilitate or

encourage the *development* of lands for *multi-unit residential development* where, a site proposed for such *development* meets the following criteria:

- 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 proposed *development* is *compatible* with existing *development* on adjoining lands, as outlined in Section 8.4.2 of this Plan; and
- e) will include wherever possible the preservation and protection of the natural environment and *cultural heritage resources*.

9.1.6

8.4.4 Condominium Conversion and Multi-unit Severances

1. The *City* recognizes the importance of *affordable* housing and may allow the conversion to condominiums of *affordable* rental *multi-unit residential developments* where such conversion will not have significant adverse impacts on the supply of *affordable* housing for rent in Cambridge. Condominium conversion of *affordable* rental units may only be permitted where:

- a) The private rental vacancy rate, provided by Canada Mortgage and Housing Corporation and public rental vacancy rate, when available, for comparable units including size, type and rental rates in the *City* has been at or above three percent for the preceding three years; and

9.1.6.1 revised as per ROP 3.A.4. City differs from Region using "and" for each of the requirements to further protect affordable housing and uses only two criteria.

- b) the conversion will result in the creation of *affordable* housing for *affordable* home ownership.

9.1.6.2
updated

2. The conversion to condominiums of any rental units will only be permitted where the following conditions have been satisfied:
 - a) 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 *City* and *Region* which indicates that the building proposed for conversion meets the *City's* minimum standards of maintenance and occupancy, and *Provincial* life safety and exiting standards;
 - 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 dedicates, or pays to the *City* cash-in-lieu, as a condition of the conversion;
 - c) a public meeting has been held on the proposed conversion, to which the owner and all tenants of the subject building were invited;
 - d) 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 Residential Tenancy Act; and
 - e) tenants are given the right of first refusal to purchase a condominium unit in the building proposed for conversion.

new

3. The *City* will monitor the cumulative impact of condominium conversion on the supply of rental housing. The assessment of the potential effects of condominium conversion will include the following:
 - a) the overall availability of, and vacancy rates for, rental units of various sizes, types and rental rates; 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.

new

4. The *City* may allow the severance of affordable *multi-unit residential developments* for the purpose of individual ownership subject to the criteria of condominium conversion in section 8.4.4.2.

9.1.10 updated
to remove
access to
Federal and
Provincial
programs as
not City's
responsibility

8.4.5 Housing Rehabilitation

1. 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) implementing *community improvement plans* where appropriate; and
- c) developing and enforcing *City By-laws* prescribing standards for maintenance and occupancy.

9.3 revised

8.4.6 Residential Designations

1. The residential designations include both existing and planned areas. The following policies apply to the land uses in these residential designations subject to water and waste water servicing as specified in Section 6.16.

2. The *City* recognizes three residential designations which are identified on Map 2:

- a) Low/Medium Density Residential;
- b) High Density Residential; and
- c) Rural Residential.

New

9.3.2.1
revised

3. The following residential *density targets* for new development in residential designations will be implemented through such means as the approval of plans of subdivision as well as site specific *development* applications:

- a) a maximum of 40 units per hectare for the Low/Medium Density Residential designation; and
- b) a minimum 0.5 floor space index and maximum 2.0 floor space index for the High Density Residential designation.

New

4. Residential *development* in the Rural Residential designation will be dependent on the size of the lot suitable to accommodate potable water and wastewater treatment.

New

5. For infill, *intensification* and *redevelopment* within any residential designation compatibility criteria in policy 8.4.2.2 shall apply.

9.3.2.2
updated

6. The minimum residential *density target* established in Policy 8.4.6.3 shall be reviewed periodically to monitor residential *development* trends and *Provincial* and *Regional* targets.

9.3.2.4
updated

7. Notwithstanding the permitted minimum density established in Policy 8.4.6.3, the *City* may allow a lower density, without amendment to this Plan, where it is warranted by:

- a) the nature of the soils, topography, geomorphology, vegetation or other *environmental features* of the lands proposed for *development*;
- b) the established character of the neighbourhood in which the lands proposed for *development* are located;

- c) the unreasonably high cost of providing and/or upgrading 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 *environmental features*; and/or
- e) the projected negative impact of the proposed *development* on *cultural heritage resources*.

9.3.2.7
updated

- 8.** The *City* will promote *compatible* higher density *development* in locations which meet the criteria for *multi-unit residential development* outlined in Section 8.4.3 of this Plan and the compatibility criteria in Section 8.4.2 of this Plan.

New

- 9.** Lands in a Low/Medium Density Residential designation where a municipal water supply and municipal wastewater systems are currently available may be developed and used for uses such as single detached dwellings, townhouses and/or walk up apartments.

14.2.1 revised

- 10.** Lands in a Low/Medium Density Residential designation where a piped municipal water supply and/or wastewater systems have not yet been made available may be used for the following uses:

- a) an existing residential use;
- b) any use accessory to a permitted use; and *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.

New

- 11.** Lands in a High Density Residential designation may be developed and used for residential uses such as apartment buildings and mixed use development provided the non-residential component does not exceed 50% of the total building floor area.

New

- 12.** The *City* recognizes existing low and medium density residential uses within the High Density Residential designation and permits these uses to continue. The High Density Residential designation is intended to evolve over the horizon of this Plan to High Density Residential uses and mixed use development as specified in Policy 8.4.6.11.

New

- 13.** Lands in a Rural Residential designation may be developed and used for residential uses such as single detached residential dwellings and *agricultural uses* where no intensive livestock operation, fur farming or fish farming is involved.

New

- 14.** Lands in a residential designation may be used for the following uses:
- a) special needs housing as specified in Section 8.1.5;

- b) a use accessory to a permitted use, including home occupations as specified in Section 8.6.3.4 of this Plan;
- c) a commercial strip as specified in Section 8.6.3.2 of this Plan; and
- d) a compatible community facility or commercial use as specified in Section 8.4.7 of this Plan.

9.3.3 updated

8.4.7 Compatible Community Facilities and Commercial Uses

1. The *City* may permit the inclusion of a range of *compatible*, non-residential community facilities and commercial uses in residential neighbourhoods. Such uses may include schools, neighbourhood parks, places of worship, and other community facilities, as well as convenience commercial establishments and bed and breakfast establishments.

new

2. The uses permitted in 8.4.7.1 shall:
- a) be *compatible* and integrated with surrounding development;
 - b) minimize impacts on surrounding development through site design, size limitations;
 - c) demonstrate a high standard of urban design;
 - d) primarily serve the needs of area residents; and
 - e) where appropriate, be grouped together.

13.3.7.4 updated

3. The *City* may permit the use of lands in any Urban residential designation for the purposes of a neighbourhood grocery or variety store. The *City* may facilitate or encourage the development and use of such lands for such purposes where the following provisions have been satisfied:

- b) the proposed development of the lands provides adequately for the protection of the residential environment of neighbouring dwellings; and
- c) not more than 300m² of *gross leasable area* is proposed to be provided.

new

4. The *City* may permit the use of lands in any residential designation for the purpose of a licensed day care establishment/day nursery subject to a zoning amendment.

4. Glossary of Italicized Terms

Please see separate glossary.

5. Mapping Updates

Maps in the current Official Plan will require updates to maintain consistency with new or revised policies for housing and residential. The residentially designated land should be updated to show the three new residential designations: Low/Medium Density Residential, High Density Residential and Rural Residential. The residential designations will be identified on Map 2 General Land Use.

6. Policies Proposed to be Deleted

The following policies are proposed to be deleted from the Official Plan.

2.5 Residential Environment

It is the policy of the *City*:

f) To provide policies limiting residential densities where factors such as environmental protection may be compromised

Reason: Policies are included under residential densities where reduction in density is considered to encourage environmental protection.

2.5 Residential Environment

It is the policy of the *City*:

g) To support the removal of incompatible land uses, such as vacant, derelict housing, which may compromise health, safety or other factors.

Reason: Policies under Section 8.4.5 require the development and enforcement of City By-laws prescribing standards for maintenance and occupancy. The City By-laws will provide direction over the maintenance and removal of unsafe housing.

9.1.6.2c) 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;

Reason: Should already be in compliance prior to any application for conversion. If not in compliance application for conversion would not be considered.

9.1.10 Housing Rehabilitation

b) supporting community access to Federal and Provincial programs for housing rehabilitation and repair;

Reason: The City is not the provider of the programs. Housing rehabilitation is already covered sufficiently by other policies.

9.2.2.4e) the nature and scale of the proposed development

9.3.2.4e) the nature and scale of the proposed development

Reason: These policies are proposed to be deleted as they are too ambiguous and unclear.

13.3.7.4 Neighbourhood Grocery Stores and Variety Stores

a) i) the use proposed for such lands is a specific proposal, and the proposed use is, in the opinion of *Council*, and appropriate use of such lands;

Reason: Policy is redundant. City approval already required in general overview. If the proposal satisfies the criteria it would be considered appropriate.

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:
 - e) dwelling units in buildings designed for occupancy by one or more households, including multiple unit residential buildings;
 - f) a use specified in Policy 11.2 of this plan as a use permitted in any District;
 - g) a use accessory to a permitted use, including those uses described in Policy 9.3.4.1;
 - h) a commercial use or mixed residential-commercial use specified in, and in accordance with the provisions of Policy 13.3.7;

- i) 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.

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.

Reason: These policies are proposed to be deleted and will be replaced by new residential designations and associated policies that separate the former residential districts into low/medium density, high density and rural residential. This update will provide assurances for existing residential development that new development in residential areas to be compatible with respect to densities and height.

21.7 Glossary of Italized Terms

Residential Intensification – means the creation of new residential units or accommodation in existing buildings or on previously developed, serviced land and includes infill, accessory apartments and rooming houses.

Reason: General intensification definition added to the Plan will replace this definition.