

CASE STUDY COMPARISON - KEY ZONE STANDARDS

<p>City of Cambridge Recommendation</p>	<ul style="list-style-type: none"> • Min Lot Area 450 m² - Delete minimum lot area requirement • Min Frontage 11 m or 15 m for a corner lot - Delete minimum frontage requirement • Max # Bedrooms in any Additional Residential Unit: 2 • Min Interior Side Yard Setback for Additional Residential Units in an Accessory Structure: the zone standard for the zone in which the accessory structure with the Additional Residential Unit is located, as measured from interior side lot line to Additional Residential Unit entrance or external stairs • Min External Side Yard Setback for Additional Residential Units in an Accessory Structure: the zone standard for the zone in which the accessory structure with the Additional Residential Unit is located, as measured from exterior side lot line to Additional Residential Unit entrance or external stairs • Min Rear Yard Setback for an Additional Residential Unit in an Accessory Structure: 1.2 metres • Separation Distance Between Primary Dwelling Unit and Additional Residential Unit in an Accessory Structure - No separation distance proposed between primary dwelling unit and accessory structure with Additional Residential Unit on the same lot
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Case Study Comparisons

	Min Lot Area	Min Frontage	Separation Distance	Min Landscaped Area	Max # Bedrooms
Guelph ZBL (2020) – 20555 Passed December 14, 2020 Parent ZBL (1995)14864	None specified	None specified	Min separation distance of 3 m provided between the primary dwelling unit and an Additional Residential Unit on the same lot	None specified	2
Kitchener ZBL 2021-040 Passed April 26, 2021 ZBL 2019-51 (CRoZBy Stage 1) Passed April 29, 2019 - and - Proposed CRoZBy Stage 2 Parent ZBL 85-1 + 2019-51	The greater of either the applicable zone standard or 395 m ²	The greater of either the applicable zone standard or 13.1 m	None specified	20%	None specified
Hamilton ZBL 21-071 Passed May 12, 2021 Parent ZBL 05-200	None specified	None specified	Min separation distance of 7.5 m provided between the rear façade of the principal dwelling unit and the Detached Secondary Dwelling on the same lot. Where the detached secondary dwelling unit is located in an interior side yard, the minimum distance between the principle dwelling and the secondary	A minimum landscaped area shall be provided and maintained in the rear yard for each Detached Secondary Dwelling Unit on the lot: 1) a landscaped area of 8 m ² for each dwelling unit that is less than 50	None specified

	Min Lot Area	Min Frontage	Separation Distance	Min Landscaped Area	Max # Bedrooms
			dwelling unit shall be 4 metres or 5 metres from the front façade of the dwelling unit.	m2; 2) a landscaped area of 12 metres for each dwelling unit that is 50 m ² or greater. Each of the landscaped areas noted above must be screened on 2 sides by a visual barrier that has a minimum height of 3.0 metres	
<p>London ZBL Z.-1- 212896 Passed December 8, 2020 Parent ZBL Z.-1</p>	<p>An Additional Residential Unit in an accessory structure shall be required to meet the regulations of the zone in which the accessory structure is located</p> <p>The Additional Residential Units and primary dwelling unit together shall not exceed the total number of bedrooms permitted for the primary dwelling unit when the total number of bedrooms in the primary dwelling and ARU are combined.</p>				
<p>Barrie (Proposed ZBLA) Public Mtg June 15, 2021 Parent ZBL 2009-141</p>	<p>1 Storey – 400 m² 2 Storey – 600 m²</p>	None specified	None specified	None specified	None specified

	Min Lot Area	Min Frontage	Separation Distance	Min Landscaped Area	Max # Bedrooms
Kingston ZBL 2019-87 - and - ZBL 2021-063 Parent ZBL 8499 et al.	Exempt from any min lot area requirement per dwelling unit on a lot	None specified	None specified	Second Residential Unit shall comply with the required min landscaped open space, where such requirement has been established for the zone which the Second Residential Unit is located	8 Regulations for max aggregate number of bedrooms per lot regardless of number of dwelling units; standard for max bedrooms allocated to specific zone categories
Richmond Hill ZBL 13-21 Passed March 24, 2021 Parent ZBL - Various	None specified	None specified	None specified	None specified	None specified
City of Cambridge Existing Zoning Provisions ZBL 108-18 Passed June 12, 2018 Parent ZBL 150-85	450 m ²	11 m 15 m (corner lot)	None specified	None specified	2

MAXIMUM HEIGHT FOR AN ADDITIONAL RESIDENTIAL UNIT IN AN ACCESSORY BUILDING

City of Cambridge Recommendation	<ul style="list-style-type: none"> Max Height for an Accessory Structure with an Additional Residential Unit – accessory structure may not exceed 4.5 metres in height and does not exceed one storey
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Case Study Comparisons

Guelph	5 metres and shall not exceed the overall height of the primary dwelling notwithstanding, when an Accessory Residential Dwelling Unit is located above a detached garage, the maximum height shall be 6.1 metres and shall not exceed the overall building height of the primary dwelling.
Kitchener	<p>Max Height –</p> <ol style="list-style-type: none"> 4.5 m for hip, gable, shed, gambrel roof measured to the mid point between the eaves and the peak of the roof, excluding the eaves of any projections; 4.5 m for a mansard roof, measured to the deck line; or 3 metres for a flat roof, measured to the peak of the roof.
Hamilton	6 metres for Detached Secondary Dwelling Unit
London	Applicable zone standards
Barrie	<p>One Storey – 4.5 m</p> <p>Two Storey – 6.5 m</p>
Kingston	The lesser of 4.6 m measured to the highest point of the building or one storey above finished grade
Richmond Hill	<p>4.2 m measured from the established grade to the highest point of the roof.</p> <p>Max height of the detached garage containing an Additional Residential Unit shall not exceed 8.5 m measured from the established grade to the highest point of the roof nor shall it exceed 2 storeys</p>

City of Cambridge Existing Zoning Provision	4.5 m and does not exceed one storey
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