

## CAMBRIDGE ADDITIONAL RESIDENTIAL UNIT PROPOSED ZONING APPROACH

Recommended modifications shown in red.

ZBL Regs	Proposed Zoning Approach for Additional Residential Units	Current ZBL Regulations for Secondary Dwelling Units (Provided for Reference Purposes Only)
<b>Terminology</b>	<ul style="list-style-type: none"> <li>○ Use same terminology as the Province in the amended <u>Planning Act</u> :</li> <li>- Additional Residential Unit</li> <li>- Additional Residential Unit in an accessory structure</li> </ul>	<p>Secondary Dwelling Unit</p> <p>Secondary Dwelling Unit in an Accessory Structure</p>
<b>Definitions</b>	<ul style="list-style-type: none"> <li>○ Adopt the following definition:</li> </ul> <p><b><i>“Additional Residential Unit means a dwelling unit that is subordinate to the primary dwelling unit on a lot.”</i></b></p> <p>Note: The proposed definition works in conjunction with the updated definition of a ‘dwelling unit’ as per Cambridge ZBL 20-017: <i>[Dwelling unit means a suite operated as a housekeeping unit, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.]</i></p> <ul style="list-style-type: none"> <li>○ Add a definition for a primary dwelling unit:</li> </ul> <p><b><i>“Primary Dwelling Unit means the largest dwelling unit in which the primary residential use of the lot is conducted.”</i></b></p>	<p>Means a separate dwelling unit containing bathroom and kitchen facilities that is subordinate to a legally existing residential structure. (ZBL 108-18)</p>
<b>Number of Units</b>	<ul style="list-style-type: none"> <li>○ Number of Additional Residential Units Permitted – 2 per lot</li> <li>(i) Within the primary dwelling unit; and/or</li> <li>(ii) Within an accessory structure.</li> </ul>	<p>Number of Secondary Units Permitted – 1 per lot</p> <p>(i) Within a primary dwelling unit; or</p> <p>(ii) Within an accessory structure.</p>

ZBL Regs	Proposed Zoning Approach for Additional Residential Units	Current ZBL Regulations for Secondary Dwelling Units (Provided for Reference Purposes Only)
<p><b>Number of Units Continued</b></p>	<p>However not more than 1 Additional Residential Unit may be permitted in an accessory structure on a lot.</p> <ul style="list-style-type: none"> <li>○ Include a zoning provision that a primary dwelling unit with one or two Additional Residential Units shall not constitute any other type of dwelling otherwise defined in the ZBL (ie. duplex, triplex etc.)</li> <li>○ Delete Section 3(b) of ZBL 108-18 which states that <i>“...no secondary dwelling unit shall be permitted where b) a secondary dwelling unit already exists on the lot;”</i> As per <u>Planning Act, 2</u> Additional Residential Units are now permitted on a single lot.</li> </ul>	<p>Note Section 3(b) of ZBL 108-18 which states that “...no secondary dwelling unit shall be permitted where b) a secondary dwelling unit already exists on the lot;”</p>
<p><b>Location</b></p>	<ul style="list-style-type: none"> <li>○ Permit within a detached, semi-detached, and linear row house dwelling</li> <li>○ Permit an Additional Residential Unit in an accessory structure in the interior side yard, exterior side yard or rear yard</li> <li>○ Permit 2 Additional Residential Units in the following residential zones –RR1, RR2, R1, R2, R3, and R4</li> <li>○ Permit only 1 Additional Residential Unit in the following Residential Zones R5, R6, RS1, RD3, RD4, RD5, RM1, RM2, RM3 and RM4 Zones</li> <li>○ Not permitted in a flood plain or areas identified as hazard lands</li> <li>○ Not permitted in an accessory structure intended for required parking</li> </ul>	<ul style="list-style-type: none"> <li>- Permitted within a detached, semi-detached, and row house dwelling</li> <li>- Permitted in a variety of residential zones (RR1, RR2, R1, R2, R3, R4, R5, R6, RS1, RD4, RD5, RM1, RM2, RM3, RM4)</li> <li>- Not permitted in a flood plain</li> <li>- Not permitted in an accessory structure intended for required parking</li> </ul>
<p><b>Size</b></p>	<ul style="list-style-type: none"> <li>○ <b>Max Floor Area for an Additional Residential Unit in a Primary Dwelling -</b> The maximum floor area for an Additional Residential Unit shall be 40% of the total</li> </ul>	<p>Max Floor Area - The maximum floor area for a Secondary Dwelling Unit shall be 40% of the total area of the primary dwelling unit including the basement.</p>

ZBL Regs	Proposed Zoning Approach for Additional Residential Units	Current ZBL Regulations for Secondary Dwelling Units (Provided for Reference Purposes Only)
<p><b>Size Continued</b></p>	<p>gross floor area of the primary dwelling unit including the basement. Notwithstanding, if the Additional Residential Unit is located in the basement, such Additional Residential Unit may occupy the entire basement.</p> <ul style="list-style-type: none"> <li>○ <b>Max Floor Area for an Additional Residential Unit in an Accessory Structure</b> – The maximum floor area for an Additional Residential Unit in an accessory structure shall not exceed the lesser of 40% of the gross floor area for the primary dwelling unit or 80 m<sup>2</sup>.</li> <li>○ <del>Max Coverage – An accessory structure with a Secondary Dwelling Unit may not exceed 10% of the lot area.</del> Recommend delete – this clause is not needed as the 10% coverage cap applies to all accessory buildings and structures (see ZBL 150-85 Section 2.1.11.1(d))</li> </ul>	<p>Max Coverage - An accessory structure with a Secondary Dwelling Unit may not exceed 10% of the lot area.</p>
<p><b>Key Zone Standards</b></p>	<ul style="list-style-type: none"> <li>○ <del>Min Lot Area 450-m2</del> - Delete minimum lot area requirement</li> <li>○ <del>Min Frontage 11 m or 15 m for a corner lot</del> - Delete minimum frontage requirement</li> <li>○ <b>Max # Bedrooms in any Single Additional Residential Unit: 2</b></li> <li>○ <b>Min Interior Side Yard Setback for Additional Residential Units in an Accessory Structure:</b> 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</li> </ul>	<p>Min Lot Area 450 m<sup>2</sup></p> <p>Min Frontage 11 m or 15 m for a corner lot</p> <p>Max # Bedrooms: 2</p> <p>Min Interior Side Yard Setback: 1.2 m measured from interior side lot line to secondary unit entrance or external stairs</p> <p>Min External Side Yard Setback: 6.0 m measured from exterior side lot line to secondary unit entrance or external stairs</p> <p>Max Height for Secondary Unit in an accessory structure – accessory</p>

ZBL Regs	Proposed Zoning Approach for Additional Residential Units	Current ZBL Regulations for Secondary Dwelling Units (Provided for Reference Purposes Only)
<p><b>Key Zone Standards Continued</b></p>	<ul style="list-style-type: none"> <li>○ <b>Min External Side Yard Setback for Additional Residential Units in an Accessory Structure:</b> 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</li> <li>○ <b>Min Rear Yard Setback for an Additional Residential Unit in an Accessory Structure:</b> 1.2 metres</li> <li>○ <b>Separation Distance Between Primary Dwelling and Additional Residential Unit in an Accessory Structure</b> - No separation distance proposed between primary dwelling unit and accessory structure with Additional Residential Unit on the same lot</li> <li>○ <b>Max Height for an Accessory Structure with an Additional Residential Unit</b> – accessory structure may not exceed 4.5 metres in height and does not exceed one storey</li> </ul>	<p>structure may not exceed 4.5 metres in height and does not exceed one storey</p>
<p><b>Access</b></p>	<p><del>A direct or shared entrance to the Secondary Unit may be permitted</del> Recommend delete and rely instead on the requirements of the Ontario Building Code and Fire Codes</p> <p>Modify: No separate vehicular access to a municipal road is permitted.</p> <p>Add provision for pedestrian access across the lot: <i>A 1.2 metre wide unobstructed walkway shall be provided from a street or lane to the entrance of a Additional Residential Unit in an accessory structure. The walkway shall not be located within a required parking space.</i></p>	<p>A direct or shared entrance to the Secondary Unit may be permitted</p> <p>No separate access to a municipal road is permitted.</p>

<p><b>Parking</b></p>	<ul style="list-style-type: none"> <li>○ <del>1 parking space per bachelor or one bedroom Secondary Dwelling Unit or 2 parking spaces per 2 bedroom Secondary Dwelling Unit in addition to the parking for the principal dwelling unit.</del> Recommend modifying to: (i) 1 parking space per Additional Residential Unit; and (ii) 0 (zero) parking spaces where the lot with the Additional Residential Unit is located within 800 metres of a light rail transit station.</li> <li>○ Tandem parking permitted.</li> <li>○ Parking may be provided between the regulatory building line or the established building line and the street line.</li> <li>○ No separate vehicular access to a municipal road is permitted.</li> </ul>	<p>1 parking space per bachelor or one bedroom Secondary Dwelling Unit – or – 2 parking spaces per 2 bedroom Secondary Dwelling Unit in addition to the parking for the principal dwelling unit. (This essentially equates to 1 parking space per bedroom)</p> <p>Tandem parking permitted.</p> <p>Parking may be provided between the regulatory building line or the established building line and the street line.</p> <p>No separate access to a municipal road is permitted.</p>
<p><b>Connection to Services</b></p>	<p>Retain existing zoning provision:</p> <p>The primary dwelling and the Additional Residential Unit on the same lot must be connected to municipal water and sewer services of adequate size where municipal services are available.</p> <p>Where municipal services are not available, proof must be provided, to the satisfaction of the City, that private water and sewer service is capable of accommodating the main dwelling unit and the Additional Residential Unit.</p>	<p>The principal dwelling and the Secondary Dwelling Unit on the same lot must be connected to municipal water and sewer services of adequate size where municipal services are available.</p> <p>Where municipal services are not available, proof must be provided, to the satisfaction of the City, that private water and sewer service is capable of accommodating the main dwelling unit and the Secondary Dwelling Unit.</p>
<p><b>Restricted Uses</b></p>	<ul style="list-style-type: none"> <li>○ An Additional Residential Unit is not permitted on a lot containing a garden suite, or a boarding, lodging or rooming house.</li> <li>○ An Additional Residential Unit is not permitted on lot where the primary dwelling is used for a home occupation.</li> </ul>	<p>A secondary dwelling unit is not permitted on a lot with a garden suite.</p> <p>A secondary dwelling unit is not permitted on lot where the principal dwelling is used for a home occupation.</p>

<b>Non-Severance Clause</b>	○ An Additional Residential Unit in an accessory structure may not be severed from the primary dwelling unit on the same lot.	
-----------------------------	---	--