

City of Cambridge Zoning By-law Review

Presentation of the
First Draft Zoning By-law

July 6, 2015

Background: Phases One to Three

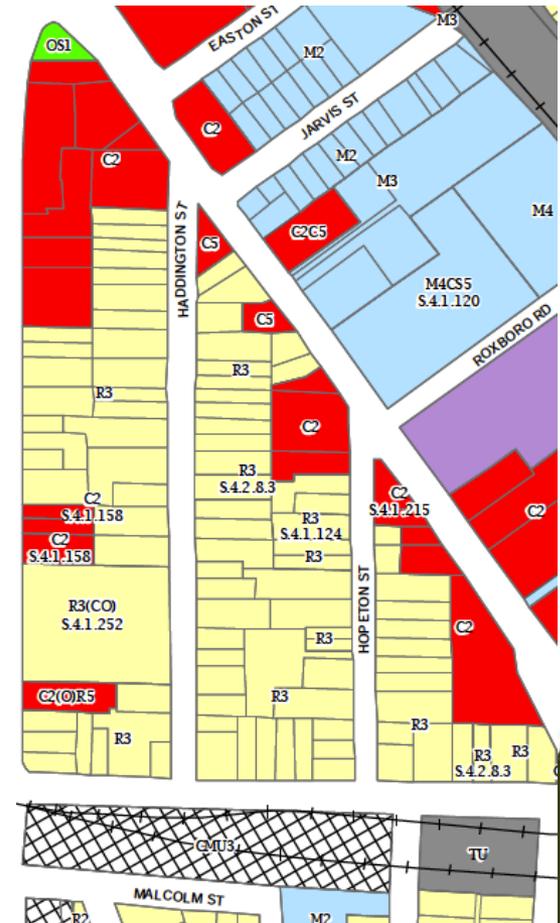
The City's Zoning By-law Review was initiated in April 2013, as required by the Planning Act. Our work to-date has included:

- **Phase One (Spring/Summer 2013):**
 - Reviewed existing Zoning By-law and identified key issues
 - Consulted with the Technical Advisory Committee, City staff, and relevant agencies/stakeholder groups on key issues
- **Phase Two (Fall 2013):**
 - Prepared a Draft Issues List
 - Consulted with the Technical Advisory Committee
 - Open House #1 and presentation to Council (November 4, 2013)
- **Phase Three (Winter/Spring 2014):**
 - Prepared an 'Options and Approaches Report' (April 2014), based on input from the Technical Advisory Committee, City staff, and relevant agencies/stakeholder groups
 - Open House #2 and presentation to Council (April 28, 2014)

Background: Phase Four

Phase Four (First Draft Zoning By-law):

- From summer 2014 to spring 2015, City staff and the consulting team prepared a First Draft of the Zoning By-law
- The First Draft is based on:
 - The April 2014 'Options and Approaches Report'
 - Input from an additional Open House (March 2015), which was held to present options on zoning for secondary residential units
- The draft Zoning By-law includes changes to the text and maps
- **The purpose of this presentation is to provide a summary of key changes**



Summary of Key Changes Between Existing By-law and First Draft

General Technical Changes:

- Reduced the number of zones from 43 to 32;
- Reduced the number of compound/overlay zones from more than 25 to less than 10;
- Expanded the range of permitted uses wherever permitted by the Official Plan;
- Rationalized and standardized zone provisions where needed;
- Eliminated provisions that are no longer relevant or necessary;
- Updated and streamlined general provisions;
- Updated parking standards, including new bicycle parking requirements;
- Improved the overall format and organization of the By-law;
- Updated and simplified definitions and diagrams; and
- Updated mapping (new mapping prepared by City staff).

Summary of Key Changes: Core Areas

Zoning in the 'Core Areas':

Objective:

- To simplify the existing zone structure, establish clearer guidance, and implement new built form requirements from the Official Plan.

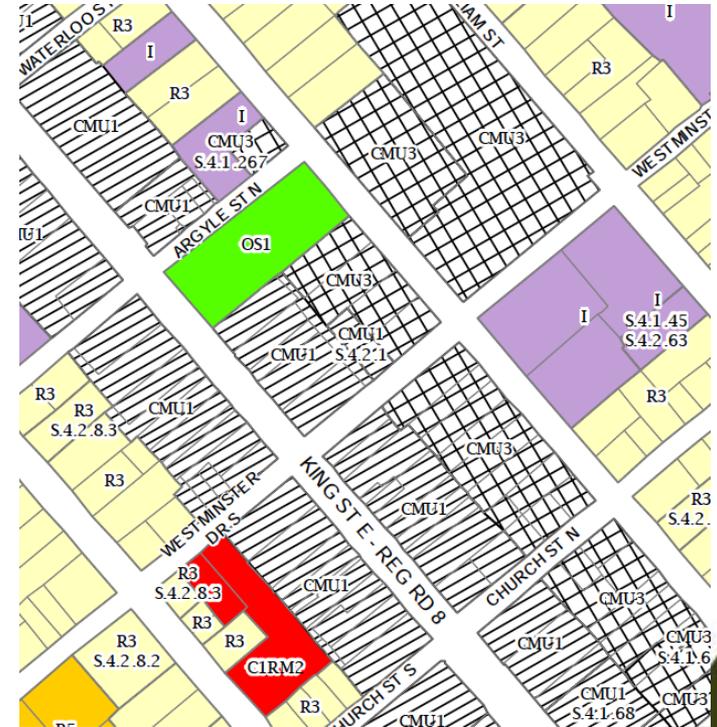
Key Changes:

- I. The previous CI Zone (which generally applied to the cores) and multiple compound zones have been replaced by the following 3 zones:

Core Mixed Use 1 (CMU1):	<ul style="list-style-type: none">• Applies to the majority of the existing 'Core Areas'• Permits a wide range of uses• Max height permitted is under further review
Core Mixed Use 2 (CMU2):	<ul style="list-style-type: none">• Applies only to the area around Water St. and Main St. to Ainslie St. (Galt)• Permits a wide range of uses• Max height permitted is under further review (would be less than CMU1)
Core Mixed Use Zone 3 (CMU3):	<ul style="list-style-type: none">• Applies to existing parts of the 'Core Areas' that are primarily used for single detached and converted dwellings• Would permit residential and limited non-residential uses• Maximum height permitted is under further review

Summary of Key Changes: Core Areas

2. Drive throughs are prohibited in all CMU1, CMU2, and CMU3 zones.
3. Residential uses are prohibited in the 1st Storey (fronting the street) of a building along the following key streets:
 - Queen St. in Hespeler
 - King St. in Preston
 - Parts of Main St. and Dickson St. in Galt
4. Uses in existing places of worship are limited to the confines of the building that existed on the effective date of By-law.



Summary of Key Changes: Core Areas

5. Updated zone standards:
 - Minimum height requirement has been expanded
 - New maximum setback requirements
 - New minimum floor space index requirements
 - New minimum percentage of first storey wall facing street required to have openings
6. Included new special core area parking standards:
 - The number of parking spaces may be reduced by 25% of what is required
 - The number of parking spaces may not exceed the minimum requirement by more than 10%



Summary of Key Changes: Residential

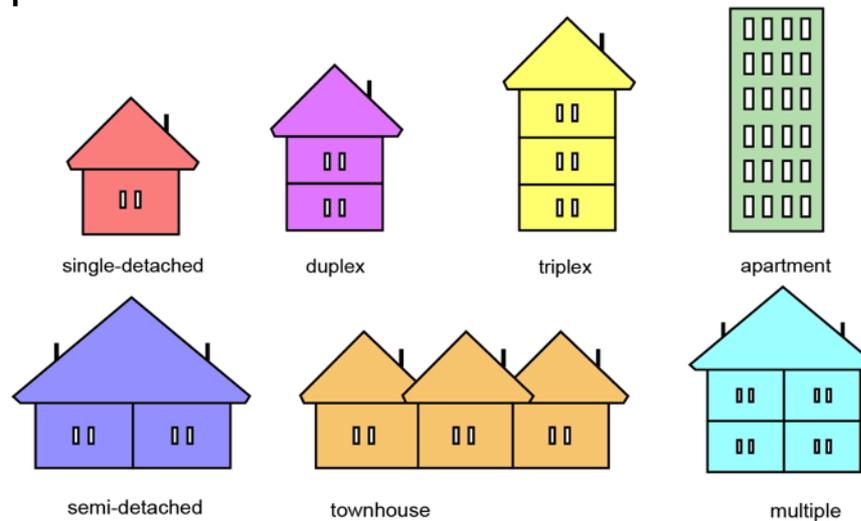
Zoning in 'Residential Areas':

Objective:

- To simplify the existing zone structure, and encourage compatible infill and intensification and a range of housing types.

Key Changes:

1. The previous 18 residential dwelling types have been consolidated into 7 types:



Summary of Key Changes: Residential

2. The previous 16 Residential Zones have been consolidated into 6 zones:

Rural Residential (RR):	<ul style="list-style-type: none"> • Consolidation of the RR1 and RR2 and R1 zones • Permits rural and estate residential • Carries forward the standards of the RR2 zone
Residential 1 (R1):	<ul style="list-style-type: none"> • Permits low density residential (singles, semis, duplex) • Carries forward the standards of the R2 zone (25.0 m lots)
Residential 2 (R2):	<ul style="list-style-type: none"> • Consolidation of the R3 and R4 zones • Permits low density residential (singles, semis, duplex) • Carries forward the standards of the R4 zone (15.0 m lots)
Residential 3 (R3):	<ul style="list-style-type: none"> • Consolidation of the R5 and R6 zones • Permits low density residential (singles, semis, duplex) • Small lot standards – options currently under review
Residential 4 (R4):	<ul style="list-style-type: none"> • Carries forward the RM4 zone and standards • Permits medium density residential (triplex, towns, multiples, apts)
Residential 5 (R5):	<ul style="list-style-type: none"> • Carries forward the RM3 zone and standards • Permits high density residential

- RS1 zone has been eliminated (semis permitted in all zones); and
- RD3, RD4 and RD5 zones have been eliminated (infrequently used).

Summary of Key Changes: Residential

4. New Provisions For 'Secondary Residential Units':

- Permitted in all in all single, semi-detached or townhouse dwelling units on full services.
- Gross floor area shall not exceed 40% of the gross floor area of the principal dwelling unit.
- One parking space is required, which can be tandem.
- No parking space is required if located near a transit route.
- Direct access from the outside is required from the rear yard; and
- Direct access may also be provided from the interior side yard, provided the opening is 1.2 metres from the lot line and there are no stairs within 1.2 metres from the interior side lot line.



Summary of Key Changes: Commercial

Zoning in ‘Commercial Areas’:

Objective:

- To make a number of technical revisions to the By-law.
- The City has initiated a Commercial Policy Implementation Study that will result in future changes to the current commercial policy framework in the Official Plan, as well as further changes to the City’s commercial zones.

Key Changes:

- I. Most zones (including compound zones) have been maintained and existing permitted uses and standards have been carried forward, with the exception of:
 - The CI zone has been eliminated since is replaced by the new ‘Core Mixed-Use zones’; and
 - The CS2 zone has been eliminated since it is not currently used on any lands in the City.

Summary of Key Changes: Employment

Zoning in ‘Employment Areas’:

Objective:

- To ensure conformity with the policies of the Official Plan.
- To simplify the existing regulatory framework and provide flexibility.

Key Changes:

- I. The previous 7 Employment zones have been consolidated into 4 zones:

Employment Prestige (M1):	• New zone that implements the Prestige Industrial designation of the Official Plan
Employment Corridor (M2):	• New zone that implements the Employment Corridor designation of the Official Plan
Employment Business Industrial (M3):	• New zone that implements the Business Industrial designation of the Official Plan
Employment Industrial (M4):	• New zone that implements the Employment Industrial designation of the Official Plan

- I. The terminology and number of uses identified in the Zoning By-has been simplified as much as possible.

Summary of Key Changes: Other Zones

Zoning in the 'Floodplain':

Objective:

- To implement new Official Plan policies on floodplains.

Key Changes:

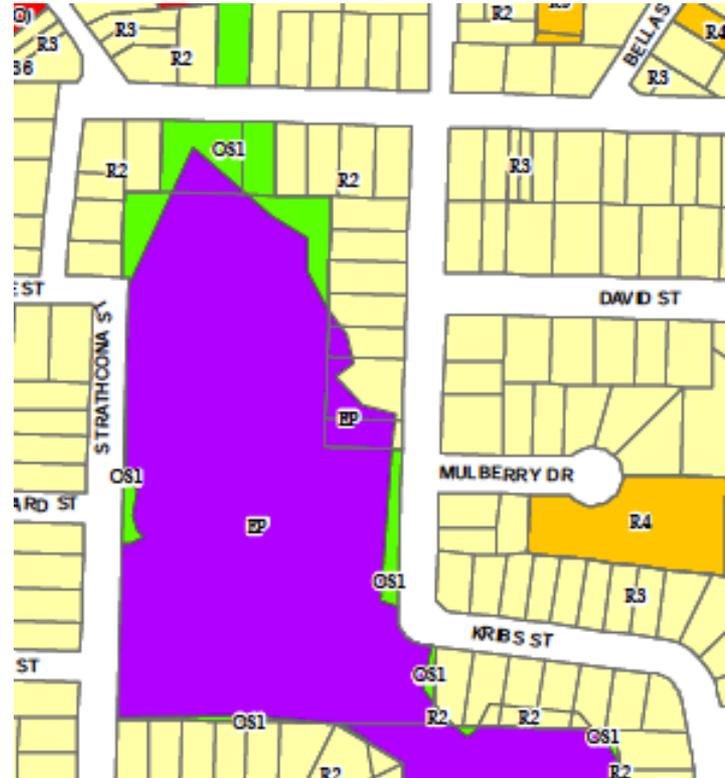
I. The following new zones/overlay zones have been created:

Floodway Zone (F):	<ul style="list-style-type: none">• Applies to properties in the One Zone Policy Area (throughout the City) or the floodway of the Two Zone Policy Area (in Preston and Hespeler) that were vacant as of September 22, 1997• No development permitted
Floodplain Overlay (F1)	<ul style="list-style-type: none">• Applies to all properties in the One Zone Policy Area or the floodway of the Two Zone Policy Area (in Preston and Hespeler) development existed as of September 22, 1997• Minor alterations and additions permitted (where development existed as of September 22, 1997)
Floodplain Overlay (F2)	<ul style="list-style-type: none">• Applies to all lands in the flood fringe of the Two Zone Policy Area (in Preston and Hespeler)• Limited development and redevelopment permitted
Floodplain Overlay (F3)	<ul style="list-style-type: none">• Applies to all lands in the Galt City Centre Floodplain SPA• Limited development and redevelopment permitted

Summary of Key Changes: Other Zones

Other Zone Changes:

- I. A new 'Environmental Protection' (EP) Zone applies to the City's 'Environmental Core Features', as identified in the Official Plan.
 - Minor changes to EP boundaries have been made to reflect the property line.
 - This zone prohibits development and site alteration in the City's significant environmental features.



Summary of Key Changes: Other Zones

Other Zone Changes:

2. The previous 4 Open Space Zones have been consolidated into 3 zones:

Open Space 1 (OS1)	<ul style="list-style-type: none">• Applies to <u>existing public parks</u> that are located within the 'Recreation, Cemetery and Open Space' designation of the Official Plan• Permits public parks
Open Space 2 (OS2)	<ul style="list-style-type: none">• Applies to <u>existing private recreational uses</u> that are located within the 'Recreation, Cemetery and Open Space' designation of the Official Plan• Permits private parks and commercial recreational uses
Open Space 3 (OS3)	<ul style="list-style-type: none">• Applies to <u>existing cemeteries</u> that are located within the 'Recreation, Cemetery and Open Space' designation of the Official Plan• Permits cemeteries

Summary of Key Changes: Other Zones

Other Zone Changes:

3. The Institutional (I) Zone replaces the previous NI, N2, and N3 zones and applies to existing institutional uses;
4. The Agricultural (A) Zone applies to all Prime Agricultural lands in the City, in accordance with the Official Plan;
5. A new Rural Countryside (RC) Zone applies to lands in the City's Protected Countryside, which are not designated Prime Agricultural by the Official Plan;
6. A new Development (D) Zone applies to lands designated Future Urban Reserve in the Official Plan and permits only existing and agricultural uses; and
7. A new Transportation and Utilities (TU) Zone applies to lands within a utility corridor or the right-of-way of active rail corridors and private and public stormwater management ponds.

Next Steps

- Comments on the Draft By-law will be received until September 30, 2015;
- Comments on the small lot residential options will also be received until September 30, 2015;
- A Second Draft By-law will be prepared based on comments;
- Statutory Public Meeting;
- Presentation to Council for adoption.

Thank you
Any Questions?