

HAF PROJECT # 4

New Comprehensive Zoning By-law & Form
Based Residential Zoning



HOUSING ACCELERATOR FUND (HAF)

Initiative No.	Project Description
1	Fast Tracking Municipal Lands for Affordable and Attainable Housing
2	Digital Twin Data Driven Accelerated Approval Process
3	Additional Residential Unit Assistance Program
4	City's Comprehensive Zoning By-law and Form Based Zoning
5	Delegation of Authority Enhancements
6	Online Pre-application Development Guide Portal and Committee of Adjustment Portal (software)
7	Expand Affordable Housing CIP
8	Strategic Growth Areas Secondary Plans
9	Housing Needs Assessment and Encouragement of Development

CURRENT ZONING BY-LAW 150-85

- Highly regulated
- Zones are distinguished primarily by dwelling type or density
- 15 distinct residential zone classes
- 12 definitions
- 500+ site specific zoning amendments
- Any change requires lengthy and costly approval process
- Housing supply is limited

COMPREHENSIVE ZONING BYLAW REVIEW

Entirely new City-wide By-law – repealing 150-85

Includes:

- Definitions
- General Provisions
- Parking/EV Parking/Bicycle Parking
- New Core Area Zones
- Residential Zones
- Commercial Zones
- Employment/Industrial Zones
- Environment/Open Space Zones
- Flood Plain Zoning
- Secondary Plan Zoning:
 - Main/Dundas
 - Hespeler Rd Corridor
- Site Specifics – carrying forward every (500+) site specific amendment
- New mapping

COMPREHENSIVE ZONING BY-LAW REVIEW (cont'd)

- Has made strides to simplify Residential zoning regulations:
 - Reduced # of zones from 15 to 6
 - Simplified and reduced number of definitions
 - Still considered a “traditional” zoning by-law – residential zones based on dwelling types and density

FORM BASED ZONING PROJECT UNDER HAF

- Permitting various housing forms throughout the City's residential areas – removing restrictive zoning
 - Eliminating density/FSI maximums
- Major shift in the way the City has traditionally regulated development
- Official Plan Amendment to remove density and FSI requirements

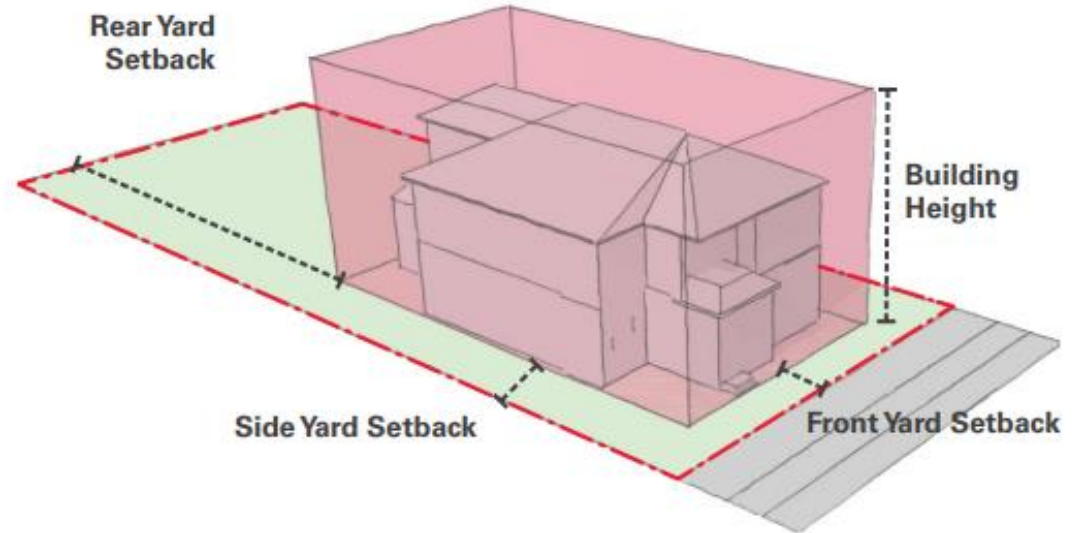
FORM BASED ZONING – RESIDENTIAL CATEGORIES

Category	Dwelling Type
Detached:	<ul style="list-style-type: none">• single detached dwellings and associated additional dwelling units.
Attached	<ul style="list-style-type: none">• semi-detached dwellings, street fronting townhouse dwellings, and condominium townhouse dwellings which are located on individual lots (commonly referred to as “parcels of tied land” or “freehold condominiums”).
Multiple:	<ul style="list-style-type: none">• cluster townhouses (townhouses that are not on individual lots, such as rental townhouses or standard condominiums), stacked and back-to-back townhouses, apartment dwellings and other multi-unit housing.

DRAFT ZONES

DRAFT FORM BASED ZONES

Zone	Use
RR	Detached - private service
R1	Detached, Attached and Multiple – 3 storey maximum
R2	Detached, Attached and Multiple – 4 storey maximum
R3	Attached and Multiples – 5 – 15 storey, subject to tall building standards



SHIFT FROM TRADITIONAL RESTRICTED ZONING TO FORM BASED ZONING

ZONING BY-LAW 150-85	
Zone	Use
RR1	Single Detached private service
RR2	Single Detached private service

R1	Single Detached
----	-----------------

R2	Single Detached
R3	Single Detached
R4	Single Detached
R5	Single Detached
R6	Single Detached

RS1	Semi-detached
-----	---------------

RD3	Duplex dwellings
RD4	Duplex dwellings
RD5	Duplex dwellings

RM1	Townhouses, Multiples and Apartments
RM2	Townhouses, Multiples and Apartments
RM3	Townhouses, Multiples and Apartments



DRAFT COMPREHENSIVE ZONING BY-LAW	
Zone	Use
RR	Single Detached private services

R1	Single and Semi-Detached
R2	Single and Semi-Detached
R3	Single and Semi-Detached

RM4	Townhouses, Multiples and Apartments
RM5	Townhouses, Multiples and Apartments



DRAFT FORM BASED ZONES	
Zone	Use
RR	Single Detached private service
R1	All residential dwellings – 3 storey maximum
R2	All residential dwellings – 4 storey maximum
R3	Attached and Multiples – 5 – 15 storey, subject to tall building standards

Built Form Examples



Detached



Attached



Multiple – 3 Storey



Multiple – 4 Storey

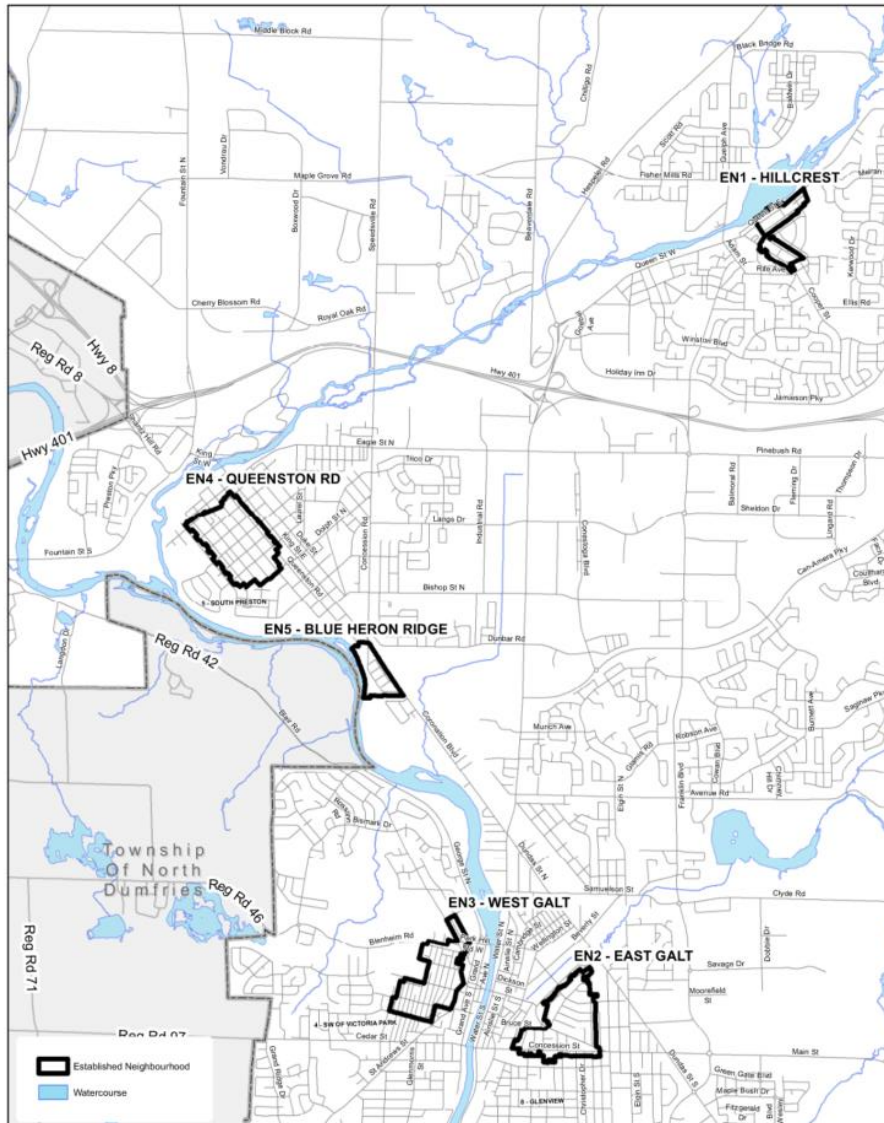
Tall Building Standards



Requirements:

- High Density Designation in Official Plan
- Fronting on collector/arterial road
- Podium
- Tower offset from podium/step backs
- Maximum tower footprint
- Separation distance requirements between towers

“ESTABLISHED ZONES”



Additional set of regulations:

- Averaging front and side yards
- Garage placement
- Averaging building heights (Blue Heron)
- Driveway Access restrictions (West Galt)

Front setback is the average of that of adjacent units



SITE SPECIFICS

- Original approach was to retain and carry forward (re-write) every site-specific amendment (500+)
 - This has been reconsidered, and intent is to not carry forward site specific amendments if:
 - The development is built out.
 - If the site-specific amendment is written in a manner that is inconsistent with the intent of form based zoning.
 - If the site-specific amendment is made redundant by the regulations of the new by-law.
 - If the site-specific amendment is inconsistent with the policy objectives of the City's Official Plan.
 - This will simplify the zoning by-law and support other HAF projects such as the Digital Twin Data Driven Accelerated Approval Process

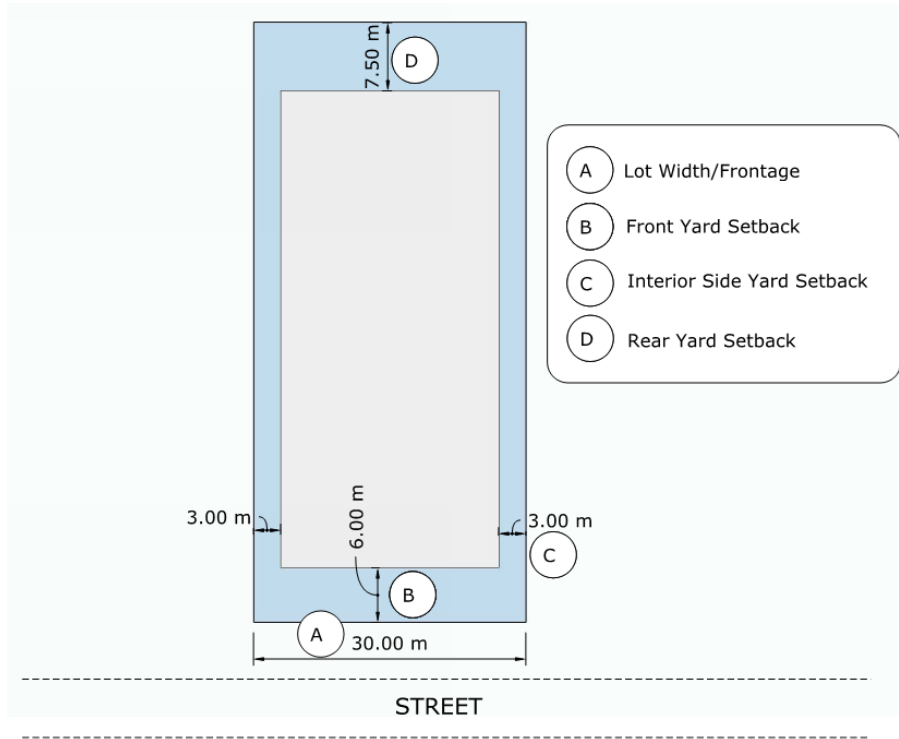
NEXT STEPS AND PROCESS

- Direction Report – draft regulations for consideration – **October 22, 2024**
- Public Consultation – **Fall 2024 – Spring 2025**
 - Engage website
 - Open Houses
- Statutory Public Meeting - **Spring 2025**
- Final By-law for Approval - **Fall 2025**

RECOMMENDATION

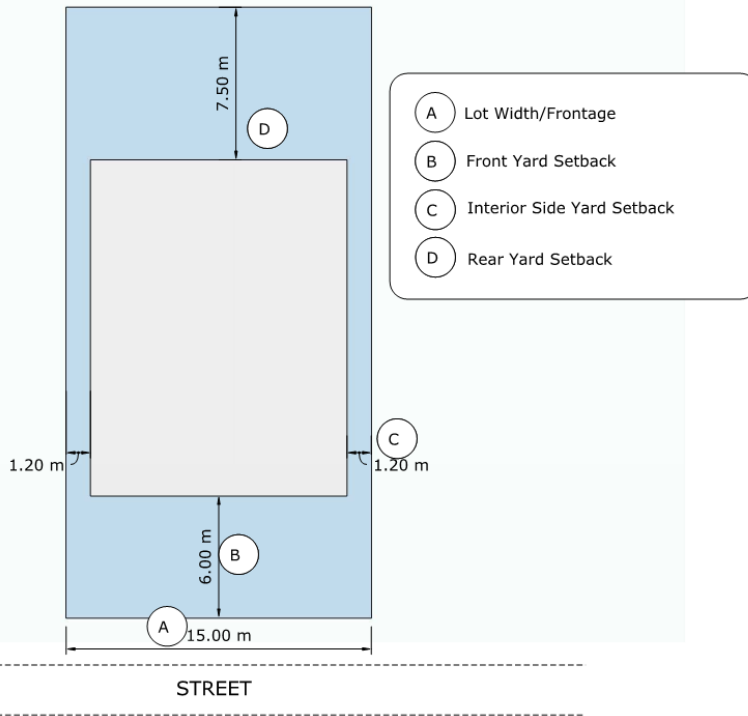
- THAT Report 24-127-CD HAF Initiative No. 4 Form Based Zoning be received.
- AND THAT Council direct staff to engage with the public and stakeholders on draft form based regulations.
- AND FURTHER THAT staff report back to Council through a future statutory public meeting on draft form based regulations as part of the ongoing new comprehensive zoning by-law review.

Rural Residential Zone (RR) – Detached Only



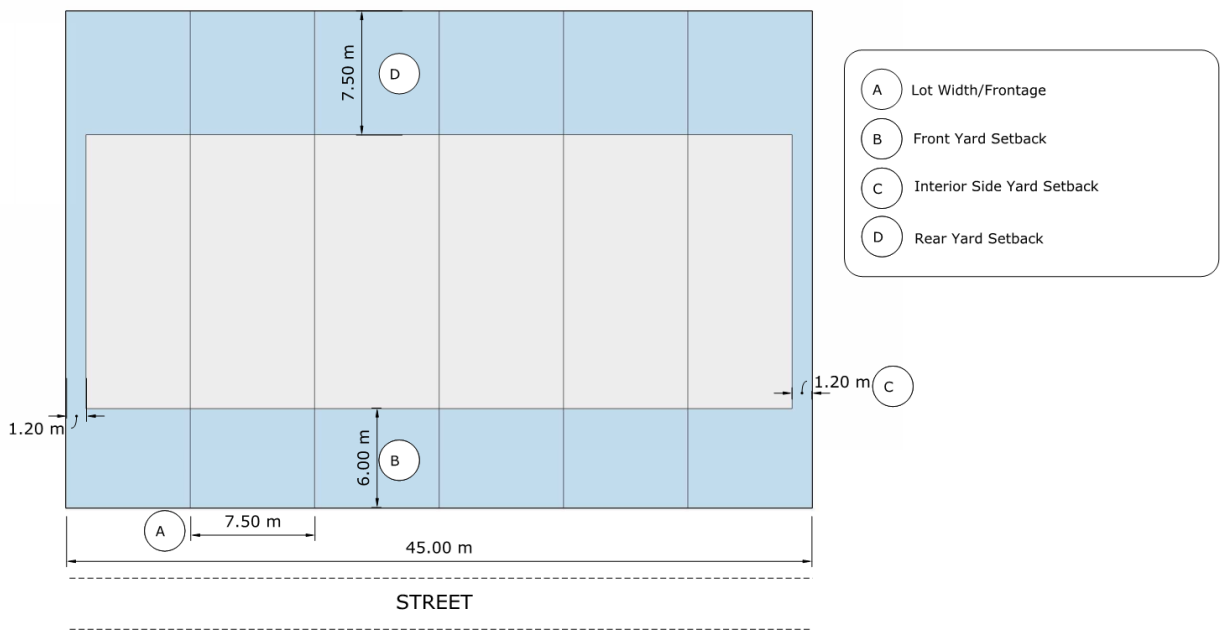
Standard	Requirement
Minimum required lot frontage	30.0 m
Minimum required lot area	2,000 m ²
Building Height	3 storeys/10.5 m
Front Yard Setback	6.0 m
Interior Side Yard Setback	3.0 m
Rear Yard Setback	7.5 m

Residential 1 (R1) Detached and Multiple



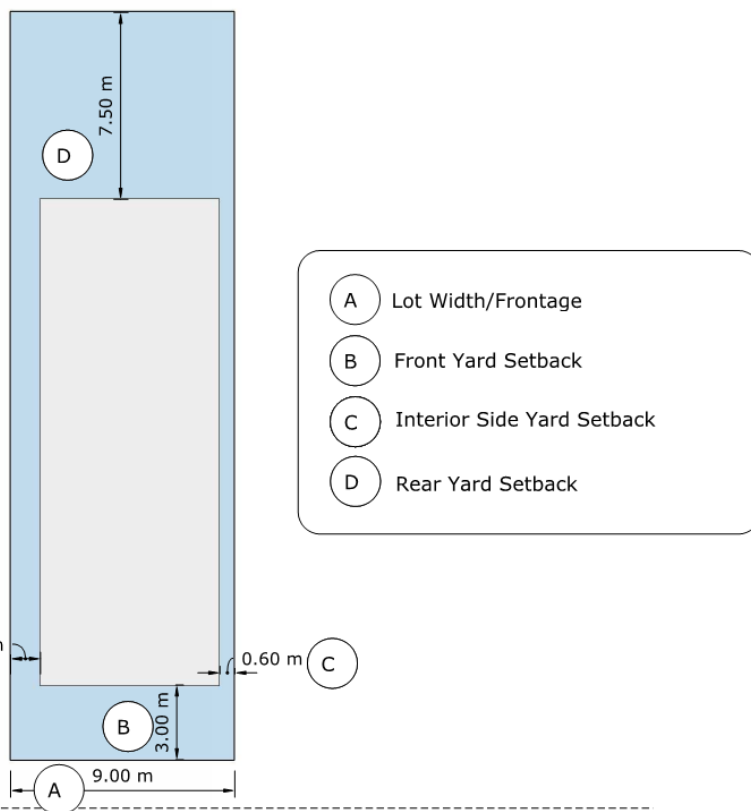
Standard	Requirement
Minimum required lot frontage	15.0 m
Building Height	3 storeys/10.5 m
Front Yard Setback	6.0 m
Interior Side Yard Setback	1.2 m
Rear Yard Setback	7.5 m

Residential 1 (R1) Attached



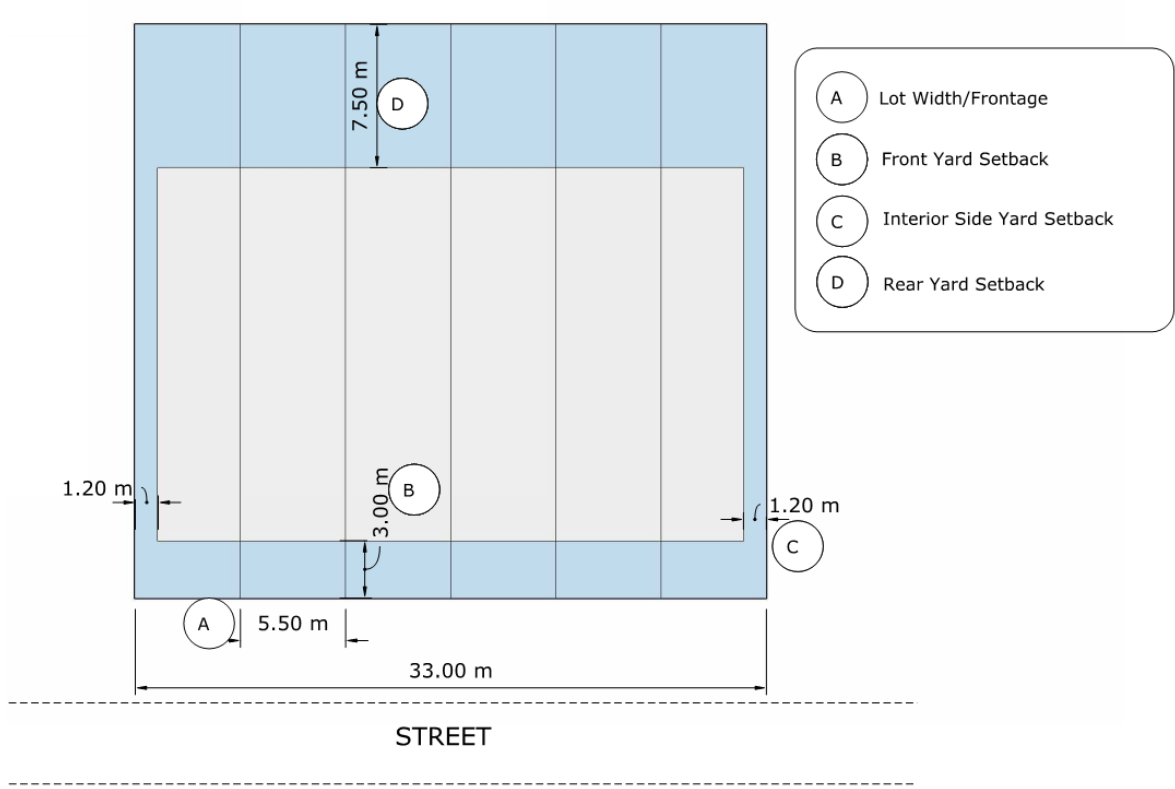
Standard	Requirement
Minimum required lot frontage	7.5 m
Building Height	3 storeys/10.5 m
Front Yard Setback	6.0 m
Interior Side Yard Setback	1.2 m on end unit side; 0 on the other
Rear Yard Setback	7.5 m

Residential 2 (R2) Detached



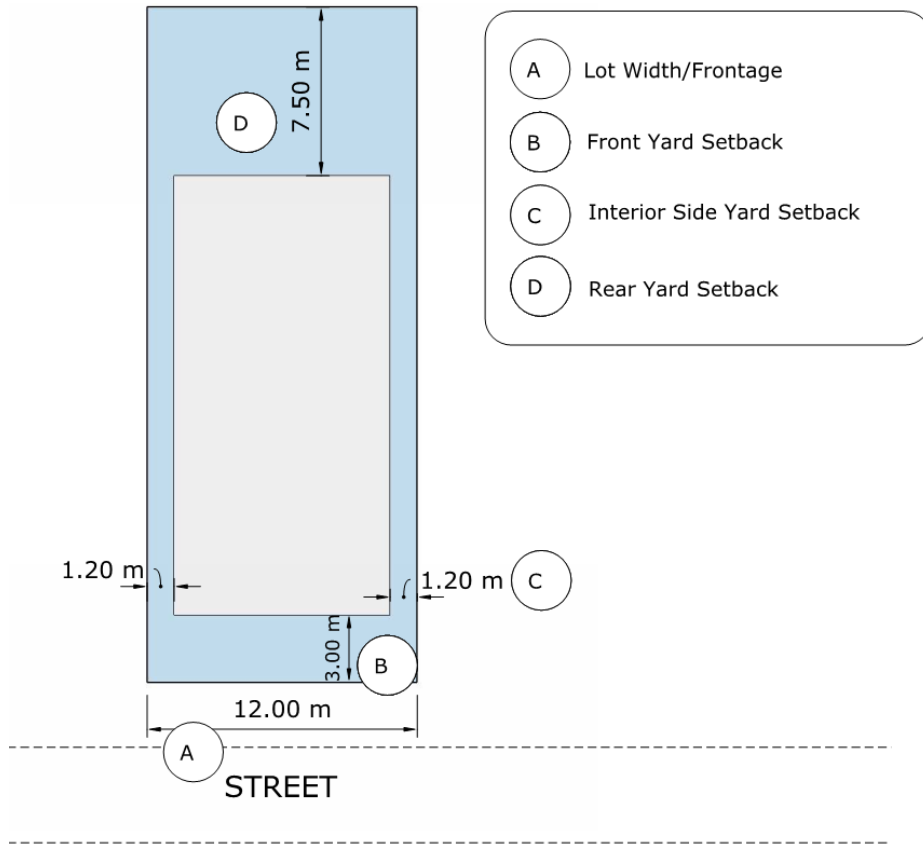
Standard	Requirement
Minimum required lot frontage	9.0 m
Building Height	4 storeys/14.0 m
Front Yard Setback	3.0 m
Front Yard Setback to Garage	6.0 m
Interior Side Yard Setback	1.2 on one side, 0.6 m on the other
Rear Yard Setback	7.5 m

Residential 2 (R2 Zone) Attached:



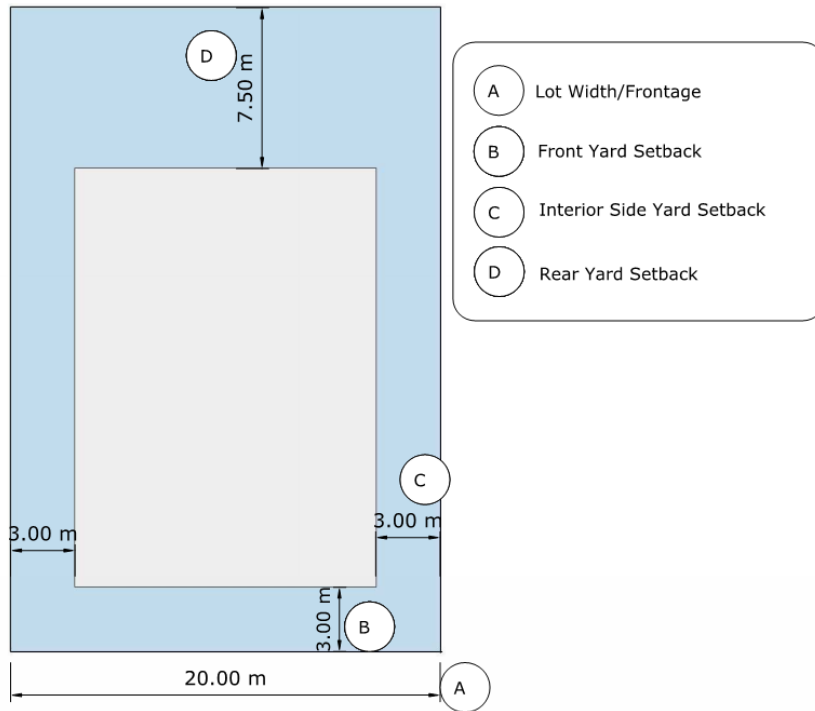
Standard	Requirement
Minimum required lot frontage	5.5 m
Building Height	4 storeys/14.0 m
Front Yard Setback	3.0 m
Front Yard Setback to Garage	6.0 m
Interior Side Yard Setback	1.2 m on end unit side; 0 on the other
Rear Yard Setback	7.5 m

Residential 2 (R2 Zone) Multiple:



Standard	Requirement
Minimum required lot frontage	12.0 m
Building Height	4 storeys/14.0 m
Front Yard Setback	3.0 m
Interior Side Yard Setback	1.2 m
Rear Yard Setback	7.5 m

Residential 3 (R3 Zone) Attached:



Standard	Requirement
Minimum required lot frontage	20.0 m
Building Height	5 storeys/17.0 m
Front Yard Setback	3.0 m
Interior Side Yard Setback	3.0 m
Rear Yard Setback	7.5 m

Residential 3 (R3 Zone) Multiple:

Standard	Requirement
Minimum required lot frontage	30.0 m
Front Yard Setback	4.5 m
Interior Side Yard Setback	3.0 m
Rear Yard Setback	7.5 m
Maximum building length	60.0 m
Building Height	5 storeys/17.0 m if fronting a local road , 15 storeys/52.0 m if fronting a collector or arterial road , in which case the following also applies:
Minimum height of building podium	3 storeys
Maximum height of building podium	6 storeys
Minimum step-back of building from edge of podium facing the street above 6 storeys	3.0 m
Minimum separation distance between portions of buildings higher than 6 storeys	25.0 m
Maximum floor area of any storey above 6 storeys	750.0 m ²

Residential 3 (R3 Zone) Multiple:

