

Statutory Public Meeting

City of Cambridge Draft New Comprehensive Zoning By-law

May 6, 2025



Meeting Purpose

- Public Meeting under the Planning Act
- Formally introduce the latest draft of the City's new Comprehensive Zoning By-law
- Receive comments from the public, stakeholders, Council
- No decision is being made at this time

Background – What is a Zoning By-law?

The purpose of a Zoning By-law is to:

- Establish permitted uses for all land (commercial, industrial, residential etc.).
- Regulate the size, height and location of buildings
- Establish parking and landscaping requirements
- Applies to every property in the City
- Is the legal and enforceable tool to implement Official Plan policies

Current Zoning By-law 150-85 - Challenges

- Dated - 1987
- Development is overly regulated
- Residential Zones:
 - Distinguished primarily by dwelling type or density
 - 15 distinct residential zone classes
 - 12 definitions of different dwelling types
 - Limits housing opportunities
- 600+ site specific zoning amendments
- Any change requires lengthy and costly approval process

Project Goals

- Implement the Official Plan (a Planning Act requirement)
- Ensure that the By-law is easy to understand and interpret
- Enable more housing through form based residential zones (HAF project #4)
- Address additional issues that have been identified by City staff, stakeholders, and members of the public
- Create a brand-new contemporary zoning by-law to effectively guide development in the City.

Project Scope:

Includes:

- Entire new City-wide By-law – repealing 150-85, except for deferred areas*
- Definitions
- General Provisions
- Parking/EV Parking*/Bicycle Parking*
- New Core Area Zones

*Indicates new approaches since 2019 Draft

Project Scope cont'd

- Residential Form Based Zones*
- Commercial Zones
- Employment/Industrial Zones
- Environment/Open Space Zones
- Flood Plain Zoning
- Main/Dundas Secondary Plan Area Zoning*
- Site specific amendments – reduce and simplify to standardize zoning as much as possible*
- New mapping

*Indicates new approaches since 2019 Draft

Process

- Process initiated in April 2013
- 2013 – 2015: First draft of By-law
- 2015-2018: Second draft of By-law
- 2019: Third formal draft of By-law and Statutory Public Meeting
- 2020-2022: Project on Hold

Process cont'd

- 2022: Project re-activated
- 2024: City's Housing Accelerator Fund agreement to consider Form Based Zoning (Project # 4)
- Spring 2025: Engagement on Form Based Residential Zones
- Spring 2025 cont'd: Committees of Council engagement
- Fall 2025: Recommendation on Final Zoning By-law

Core Areas Zones

Key Changes:

- Three new zones: CMU1, CMU2 and CMU3
- Maximum heights in the Galt Core Area to be retained
- Maximum heights in Hespeler Village – 5 storeys
- Preston Centre (deferred)
- Updated setback requirements
- Minimum floor space index requirements
- Minimum ground floor area with openings
- Carrying forward existing parking exemption/reductions under current By-law



Residential Zones (HAF Project #4)

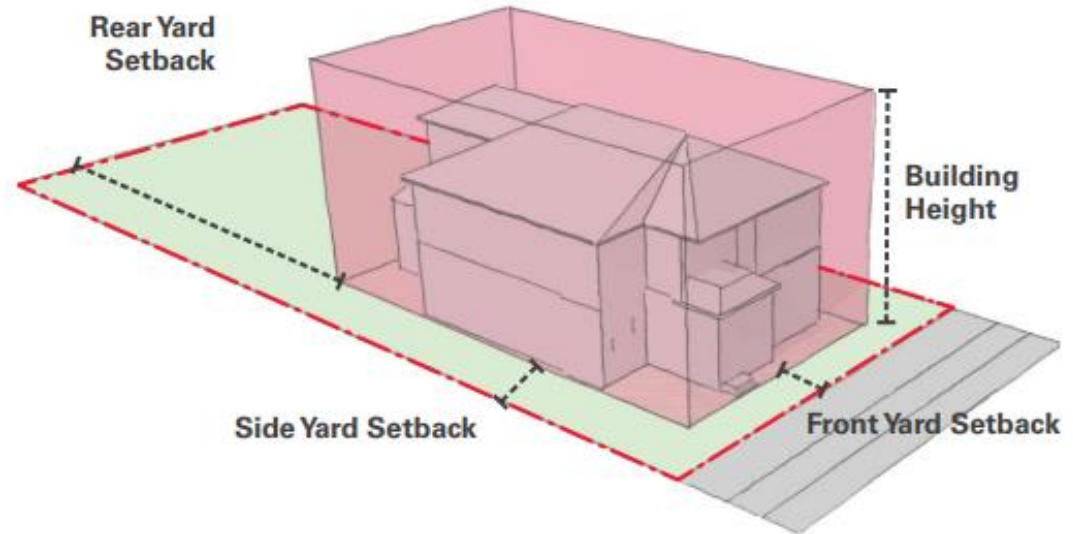
- Permitting various housing forms throughout the City's residential areas – removing restrictive zoning
- Regulations are being developed based on the form of development – building height/placement, landscaping etc.
- Shift in the way the City has traditionally regulated development
- Official Plan Amendment to remove density and FSI requirements



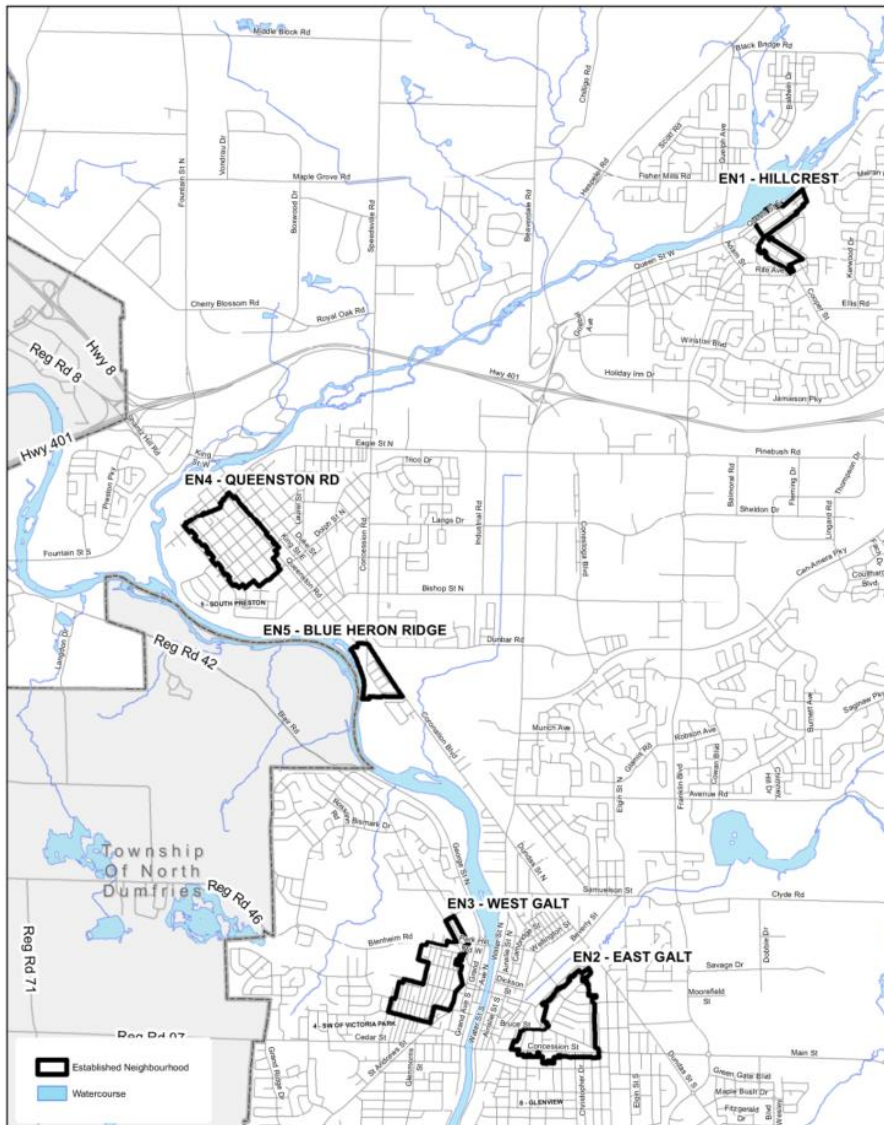
Draft Zones Residential Zones

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



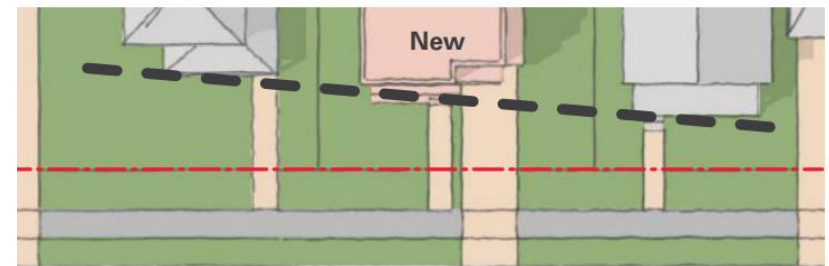
Established Zones Overlay



Additional set of regulations:

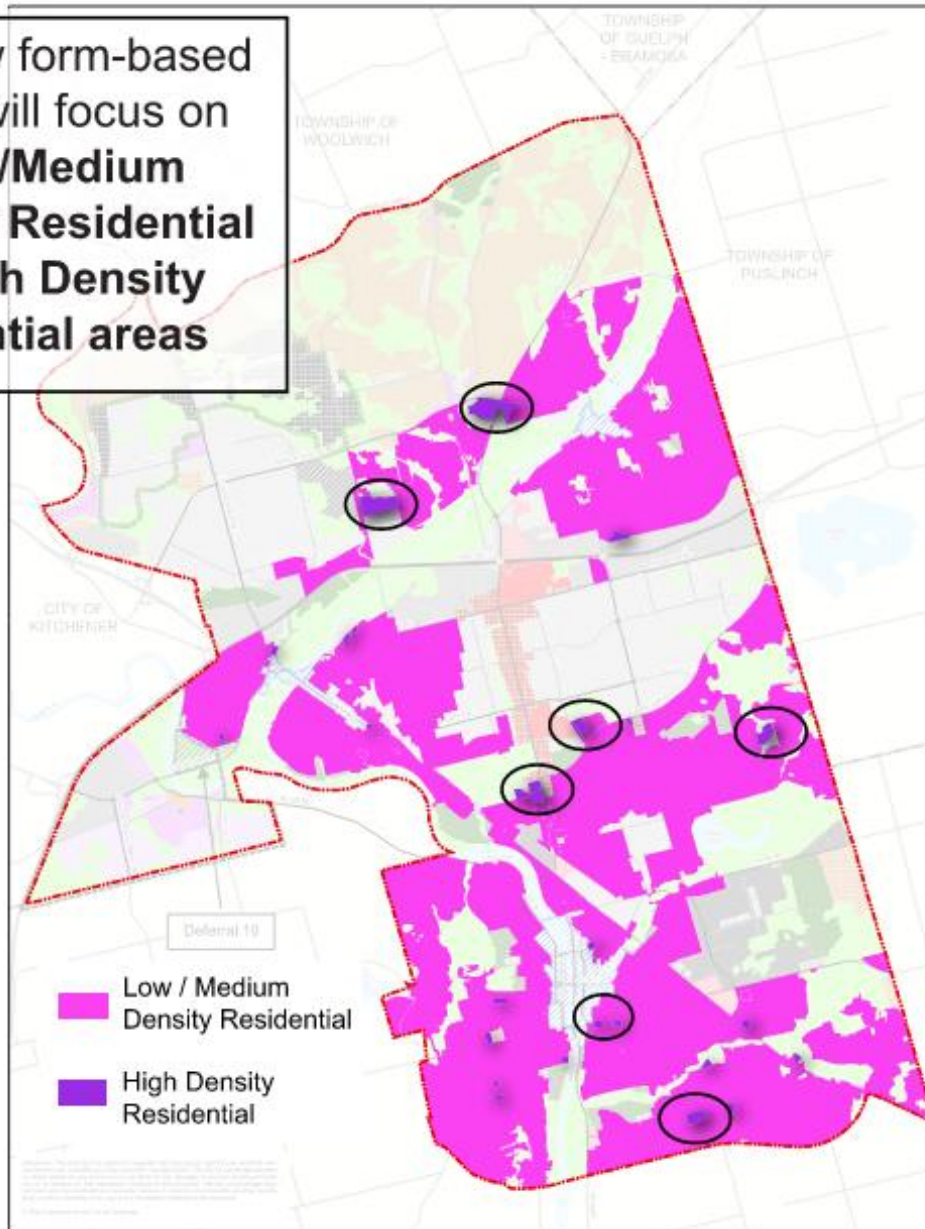
- Averaging front and side yards
- Garage placement
- Averaging building heights
- Driveway Access restrictions

Front setback is the average of that of adjacent units



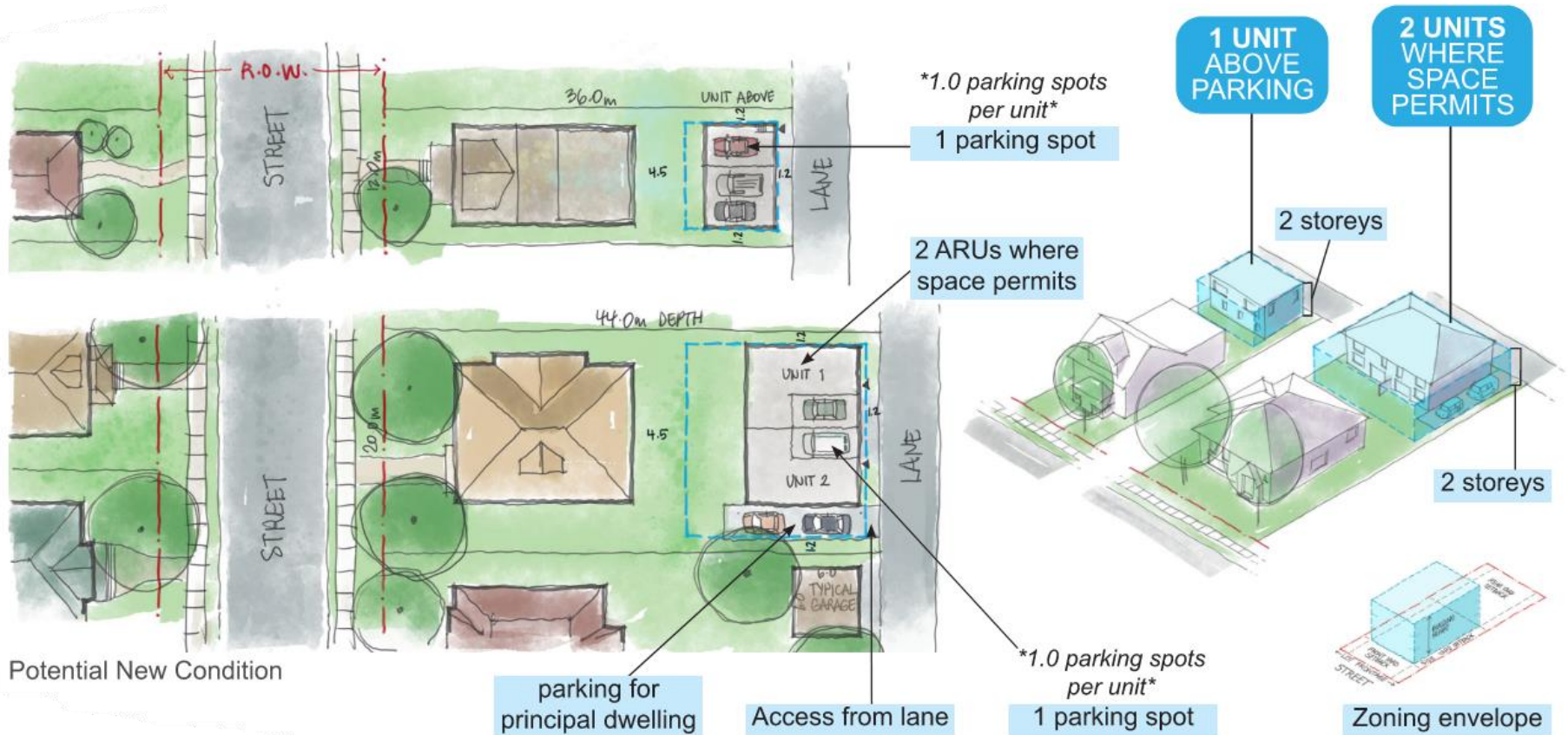
Draft Zones Residential Zones - Scope

The new form-based zoning will focus on the **Low/Medium Density Residential** and **High Density Residential** areas

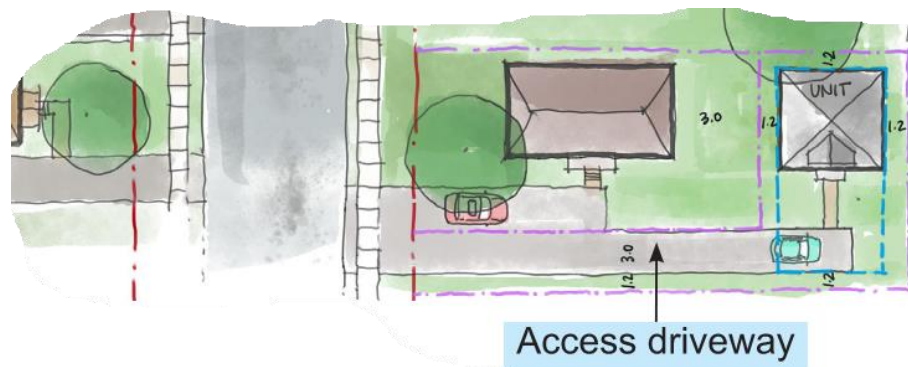


- R1 and R2 Zone: applies to Low/Medium Residential Areas
- R3 Zone: applies to limited “High Density Residential” Sites
- Major growth areas such as Hespeler Rd Corridor, Nodes, Core Areas – under to separate study

Demonstration Plans of Form Based Zoning – R1 & R2 Zone



Demonstrations of Form Based Zoning – R1 & R2 Zone

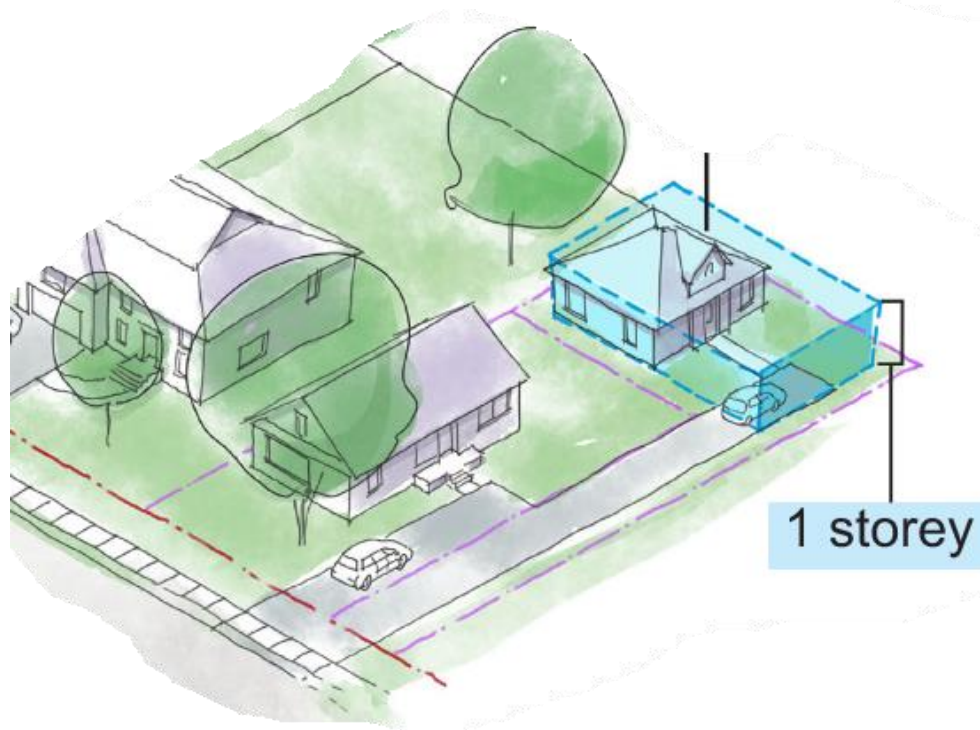


Original lot

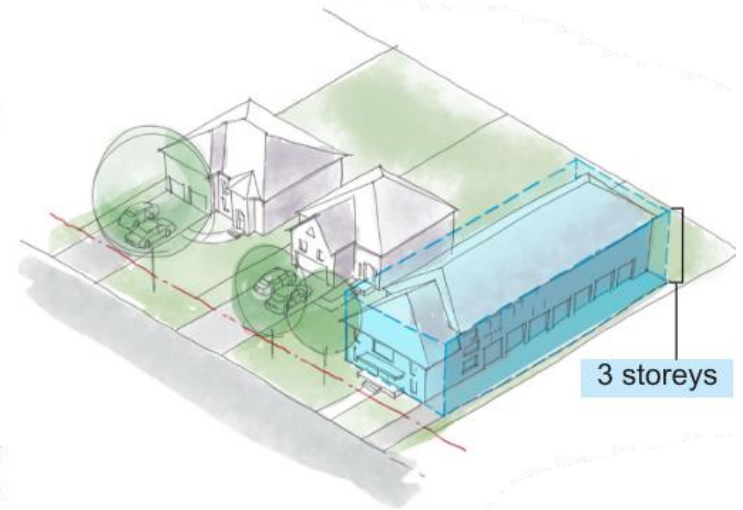
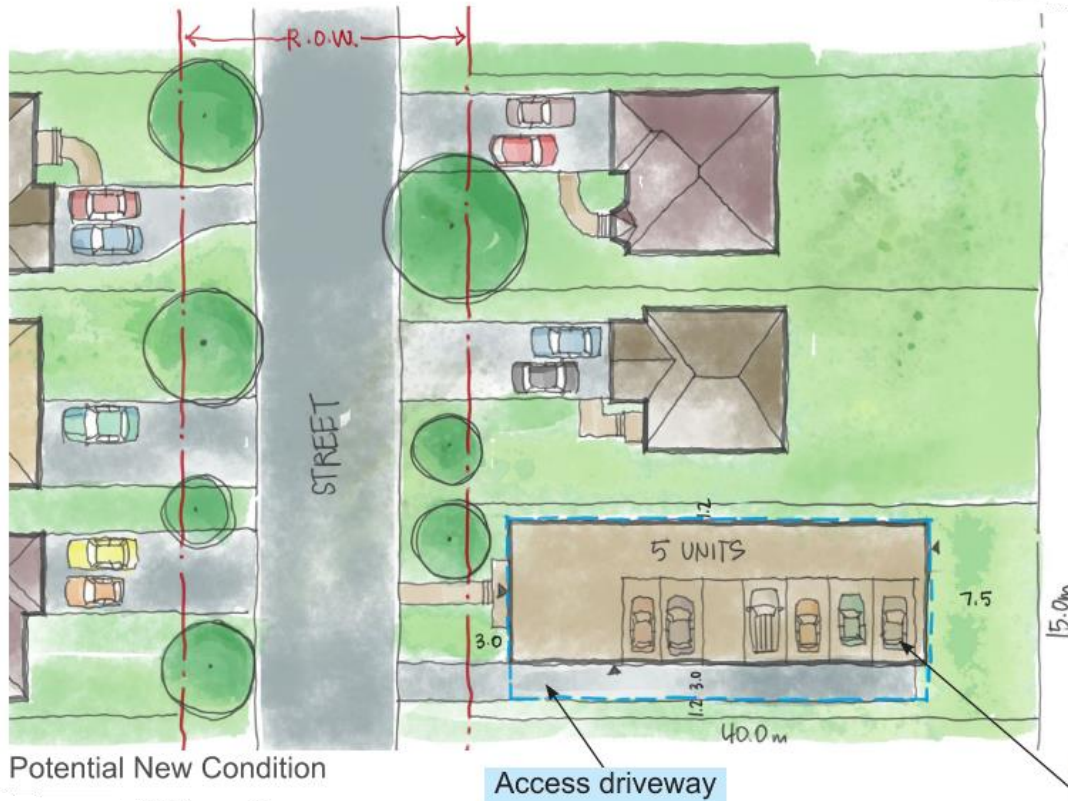
2 new lots:

Lot with
principal
dwelling

New Flag
Lot with
unit



Demonstrations of Form Based Zoning – R1 & R2 Zone



1.25 parking spots per unit

1.25 x 5 units =
7 parking spots

Demonstrations of Form Based Zoning – R1 & R2 Zone



Potential New Condition

Access
driveway

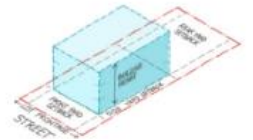
Accessible parking spot

1.25 parking spots per unit

1.25 x 13 units =
17 parking spots



4 storeys



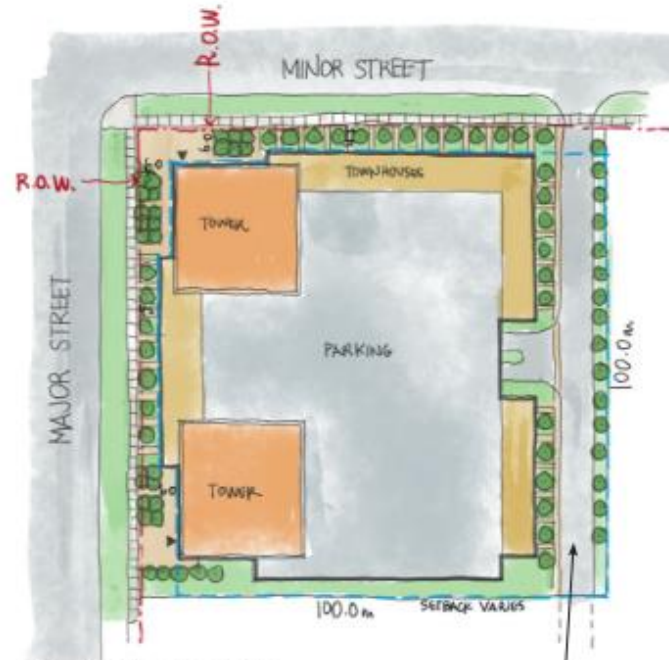
Zoning envelope

Demonstrations of Form Based Zoning

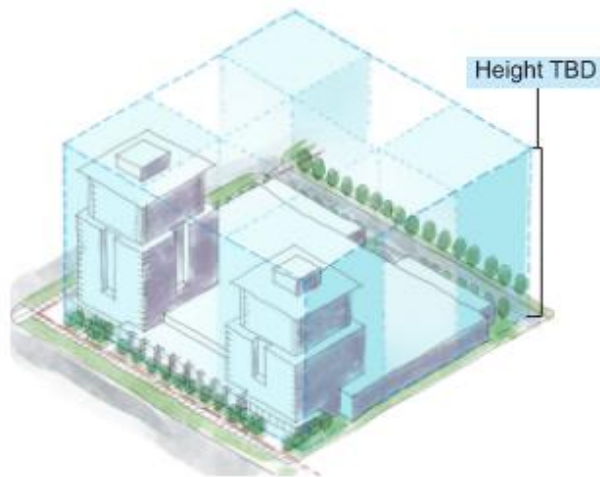
– R3 Zone (high density designated sites only)



Existing Condition



Potential New Condition



Shared lane connects to future development where appropriate

Commercial Zones

Objective:

- To update the City's approach to zoning in the 'Commercial Areas' based on Official Plan Amendment 17.

Key Changes:

- Community Commercial: CC2
- Neighbourhood Commercial: NC
- Automotive: AC
- Convenience Commercial: CV
- Village Commercial: VC (Blair)

Employment Zones

Objective:

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

Key Changes:

- 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

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

Floodplain Zoning

Objective:

- To accurately zone the regulatory floodplains

Key Changes:

- The following new zones/overlay zones have been created to implement the policies of the Official Plan:

Floodway Zone (F):	<ul style="list-style-type: none">• applies to properties in the One Zone Policy Area or the floodway of the Two Zone Policy Area 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 where development existed as of September 22, 1997• minor alterations and additions permitted
Floodplain Overlay (F2)	<ul style="list-style-type: none">• applies to all lands in the flood fringe of the Two Zone Policy Area• 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

Other Zones

- A new '**Environmental Protection**' (EP) Zone applies to the City's 'Core Environmental Features', as identified in the Official Plan.
- Three new **Open Space Zones** have been created – public parks, private parks, cemeteries
- The **Institutional (I) Zone** replaces the previous N1, N2, and N3 zones.
- The **Agricultural (A) Zone** applies to all Prime Agricultural lands in the city, in accordance with the Official Plan;

Other Zones cont'd

- 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;
- A new **Development (D) Zone** applies to lands designated Future Urban Reserve in the Official Plan and permits only existing and agricultural uses; and
- 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.

Deferred Areas

- Preston Secondary Plan Study
- Hespeler Road Secondary Plan Study

Next Steps

- Comments on the draft By-law requested by June 6, 2025
- A Final By-law will be presented for adoption in Fall 2025