Comprehensive Review of the Zoning By-law (CRoZBy)
First Draft – Component E
Statutory Open House
June 21, 2017
Presentation Overview

- What is zoning?
- Why is the City reviewing their Zoning By-law?
- What does a new Zoning By-law mean for you?
- What is included in the first draft Component E?
- Next Steps
- How to provide comments
What is zoning?

A zoning by-law regulates:

- Use of land (i.e. residential, commercial, industrial)
- Location of buildings/structures (setbacks from a street, height)
- Lot dimensions
- Parking spaces
Why review the Zoning By-law?

- Existing Zoning Bylaw (85-1) is over 30 years old
- Ensure that Zoning By-law is reflective of current standards and newer zoning trends

- City Council adopted a new Official Plan in June 2014
- New zoning is intended to implement the policies of the Official Plan
What does this mean for you?

• You can continue to use your property as you do today
• The new ZBL will only apply to new construction or changes in the use of properties. In these cases the new ZBL may:
  • Be the same as the current ZBL – **NO CHANGES**
  • Change future uses or the configuration of buildings on properties – existing uses/buildings may be **legal non-conforming**
# CRoZBy Process

## Component A (Tabled March 2015):
- Natural Heritage Conservation (NHC)
- Employment (EMP)
- Mixed Use (MIX)
- Existing Use Floodplain (EUF)
- Definitions & General Regulations (GEN)
- Stormwater Management (SWM)
- Recreation (REO)

## Component B (Tabled May 2016):
- Urban Growth Centre (UGC)
- Major Infrastructure and Utility (MIU)
- Parking Regulations

## Component C (Tabled November 2016):
- Institutional (INS)

## Component D (Tabled April 2017):
- Commercial (COM)
- Agriculture (AGRI)

## Component E (Tabled May 2017):
- Residential (RES)
# Residential Zones

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*All uses/zones subject to additional regulations
¹see draft ZBL for specific permitted non-residential uses
Residential Zones

- **Second Dwelling Unit** – self contained unit within a single detached, semi-detached or street townhouse dwelling

- **Secondary Dwelling Unit** – self contained unit in a detached building on the same lot as a single detached, semi-detached or street townhouse dwelling
• In March 2017 the Residential Intensification in Established Neighbourhoods Study was approved
• Purpose - to review the City’s development approval process and rules for new development in established neighbourhoods
RIENS Recommendations

- Front/exterior side yard setback based on neighbouring properties

- Building height limited to 9m (2 storeys) in certain areas

- No projecting garages. In certain areas
  - No garages
  - Only detached garages in rear yard
  - Garages setback from front face of building
Driveway & Garage Regulations

- Providing space on private properties for residents to park vehicles
- Creating a streetscape that encourages pedestrian activity and safety
- Providing appropriate spaces on street for vehicle parking
- Creating boulevard space that can accommodate street trees, snow storage and infrastructure/utility requirements
Driveway Regulations

* Corner lots are subject to different lot widths. See draft zoning by-law for specific regulations.
Garage Regulations

- garage with dwelling above (acceptable)
- garage with porch on side (acceptable)
- garage with porch on top (not acceptable)
Consultation

• Kick off public drop-in session TODAY!

• Neighbourhood specific consultation with property owners and Neighbourhood Associations Fall 2017 to Winter 2019
Next Steps

• Additional neighbourhood specific consultation
• Submit initial comments on Component E by September 1, 2017
• Staff review of comments received
• Further dialogue with property owners and stakeholders about comments received
• Tabling of a final draft Zoning By-law (statutory public meeting)

NO DECISIONS ARE BEING MADE AT THIS TIME
How to Provide Comments

• Comment Submission
  • Email (crozby@kitchener.ca)
  • Fill out Comment Sheet
  • Letter (mail to the Planning Division (CROZBy))
  • Attend the specific drop-in session for your neighbourhood in 2017, 2018 or 2019
  • Oral submission at a future public meeting

Those who submit comments or request to be further notified will be informed of the date and location of a future Committee or Council meetings that are held for statutory public meetings or where decisions will be made with respect to the new zoning By-law.