

City Council - Planning Meeting Agenda

Monday, December 14, 2020, 6:00 p.m.

Remote meeting live streamed
on guelph.ca/live

Changes to the original agenda are noted with an asterisk "*".

To contain the spread of COVID-19, City Council meetings are being held electronically and can be live streamed at guelph.ca/live.

For alternate meeting formats, please contact the City Clerk's Office at clerks@guelph.ca or 519-822-1260 extension 5603.

Pages

1. Notice of Electronic Participation

1.1. City Council

This meeting will be held by Electronic Participation in accordance with the City of Guelph Procedural By-Law (2020)-20515.

2. Call to Order - 6:00 p.m.

3. Authority to move into closed meeting

Recommendation:

That the Council of the City of Guelph now hold a meeting that is closed to the public, pursuant to the Municipal Act, to consider:

3.1. Declaration of Pecuniary Interest and General Nature Thereof

3.2. 132 Clair Road West Local Planning Appeal Tribunal Appeals - Update , 2020-233

Section 239(2)(e) and (f) of the Municipal Act relating to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege,

including communications necessary for that purpose.

4. Open Meeting – 6:30 p.m.

4.1. Closed Meeting Summary

4.2. O Canada

4.3. Silent Reflection

4.4. First Nations Acknowledgement

4.5. Disclosure of Pecuniary Interest and General Nature Thereof

5. Items for Discussion

The following items have been extracted from the Committee of the Whole Consent Report and the Council Consent Agenda and will be considered separately. These items have been extracted either at the request of a member of Council or because they include a presentation and/or delegations.

5.1. 264 Crawley Road - Notice of Intention to Designate under section 29, Part IV of the Ontario Heritage Act, 2020-227

1

Presentation:

Stephen Robinson, Planner III, Senior Heritage Planner

Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 264 Crawley Road pursuant to section 29, Part IV of the Ontario Heritage Act.
2. That the designation bylaw be brought before City Council for approval if no objections are received within the thirty (30) day objection period.

5.2. Decision Report - Additional Residential Unit Review: Planning Act Update OPA No. 72 Zoning By-Law Amendment File: 0ZS20-02, 2020-214

31

Presentation:

Abby Watts, Program Manager, Comprehensive Zoning By-Law Review

Delegations:

Keith Stinson

Recommendation:

1. That City-initiated Official Plan Amendment No. 72 be approved in accordance with Attachment 1 of the Decision Report, Additional Residential Unit Review: Planning Act Update, dated December 14, 2020.
2. That the City-initiated Additional Residential Dwelling Unit Zoning Bylaw Amendment (OZS20-02), be approved in accordance with Attachment 2 of the Decision Report, Additional Residential Unit Review: Planning Act Update, dated December 14, 2020.

6. By-laws

(Councillor Gibson)

7. Mayor's Announcements

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

8. Adjournment

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, December 14, 2020
Subject	264 Crawley Road – Notice of Intention to Designate under section 29, Part IV of the Ontario Heritage Act

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 264 Crawley Road pursuant to section 29, Part IV of the Ontario Heritage Act.
 2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.
-

Executive Summary

Purpose of Report

To recommend that the City publish its intention to designate the stone farmhouse at 264 Crawley Road pursuant to section 29, Part IV of the Ontario Heritage Act. The cultural heritage significance and heritage attributes of the property are described in this report.

Key Findings

264 Crawley Road is listed as a built heritage resource on the City of Guelph's Municipal Register of Cultural Heritage Properties.

Under applicable law, upon notice to Council that a party intends to demolish a listed (non-designated) built heritage resource, Council has a period of 60 days to consider whether to consent to the demolition or to move to protect the property by delivering a notice of intention to designate the property under section 29, Part IV of the Ontario Heritage Act. If the notice of intention is not issued within that 60-day period, Council would be deemed to have consented to the proposed demolition and the owner can require the Chief Building Official to deliver a demolition permit.

A property may be designated under section 29, Part IV of the Ontario Heritage Act if it meets one or more of the criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06.

Heritage planning staff, in consultation with Heritage Guelph, have compiled a statement of cultural heritage value including proposed heritage attributes of 264 Crawley Road. Staff recommends that the property meets all three criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06

under the Ontario Heritage Act and, therefore, merits individual heritage designation under the Ontario Heritage Act.

Financial Implications

Planning Services budget covers the cost of a heritage designation plaque.

Report

The legal owner of the property is Industrial Equities Guelph Corporation.

The subject property is located on the northeast side of Crawley Road between Clair Road West and Maltby Road and southwest of Southgate Drive.

The legal description of the subject property is: Part Lot 13, Concession 7, formerly Township of Puslinch, designated as Part 2, Reference Plan 61R-10808, City of Guelph.

Notwithstanding the covenants in the Development Agreement registered on title, the property owner applied to Building Services for a demolition permit (2020-6110 DP) on October 16, 2020. The current demolition permit has been refused by Building Services as there are requirements to be satisfied under applicable law before a decision can be made. Effectively, Council has a period of 60 days to consider whether to consent to the demolition permit or to move to protect this listed heritage property by issuing a notice of intention to designate the property under section 29, Part IV of the Ontario Heritage Act. If a decision is not reached within that 60-day period, the Chief Building Official will be obliged to issue the permit pursuant to the Building Code despite the covenants in the registered Development Agreement.

The small parcel of land known as 264 Crawley Road containing the Edward Crawley farmhouse was retained by the owner applicant in the creation of large industrial lots east of the Hanlon Expressway and north of Maltby Road through the approval of Severance Applications B-3/06 in 2006 and B-3/08 in 2008. One of the properties created by these severances is the large industrial property adjacent and directly east of 264 Crawley Road which now contains the recently constructed Medline distribution facility at 995 Southgate Drive.

According to the conditions of approval for these severances and a Development Agreement signed by the property owner and the City and registered on title to the property, the owner of 264 Crawley Road agreed to retain the stone dwelling in a safe and secure condition, to pursue appropriate uses for the former farmhouse and acknowledged Heritage Guelph's interest in recommending to Council that the building be designated under the Ontario Heritage Act. The decision to approve Severance Application B-3/08 came with conditions agreed to by the land owner that would allow a second option for the farmhouse to be relocated (in accordance with a Built Heritage Resource Impact Assessment prepared by Owen Scott in January 2007) for adaptive reuse within the south industrial lands of the Southgate Business Park as part of Plan of Subdivision 23T-06503. The Plan of Subdivision has subsequently been allowed to lapse leaving retention of the farmhouse in situ as the only remaining option available to the owner according to the conditions and agreements made to date for the property.

Site Plan approval of the Medline facility at 995 Southgate Drive has allowed site grading around the farmhouse property that has left it sitting on what is now high

ground and surrounded by a tall, vertical wood board fence. A positive impact of the site grading has meant that the new Medline facility sits low enough and is far enough to the east of the Edward Crawley farmhouse that it does not appear to crowd or dominate the farmhouse profile when seen from the Crawley Road or the Hanlon Expressway. Although 264 Crawley Road is a small lot relative to its industrial neighbours, the farmhouse lot has retained many mature trees and shrubs as vestiges of the former farmstead context. Current challenges for the viability of 264 Crawley Road include the facts that the future of Crawley Road as an access route to the subject property has not been determined and appropriate lot services would prove costly.

Design/Physical Value

The Crawley farmhouse is a vernacular two-storey Neo-Classical structure built of coursed limestone and granite fieldstone with dressed quoins. It has an end-gabled roof and end chimneys. While its design is not unusual, two-storey stone houses of this era are uncommon in Puslinch Township, and this is a fine early example. The enclosed front porch and verandah are a relatively recent addition to the front of the house and were not featured in the original design. Historically, a large addition was built on the south side of the house in the 1970s to house an indoor pool.

Historical/Associative Value

The Crawley residence, once known as "Willowgrove," and more recently as Glencal Acres, is an elegant two-storey gable-roofed house with an attic. It was built circa 1870 by Edward Crawley Jr. whose parents, Edward and Elizabeth Crawley, settled on the land around 1839. The house replaced a log cabin that was erected by Edward Sr. and his wife.

Edward Crawley Sr. emigrated with his younger brother Peter from Ireland in 1839. They settled in Puslinch Township on front lots 12 and 13, concession 7, roughly the area now identified as 264 Crawley Road. Though rocky towards the rear of the lots, the land they chose was rich and they were prosperous enough to purchase several nearby farm lots over the following years. After Edward Sr.'s death in 1863 the farm passed to his son, Edward Jr. The younger Edward built the house that stands today around 1870, with funds partly raised from the sale of wheat to the Union army during the American Civil War. The new house was erected a short distance to the west of the cabin, and the cabin was converted to equipment storage, a function it served until being demolished in the 1930s. After Edward Crawley Jr. died in 1928 at age 85 the property went to his son Charles, who continued to farm until retiring in 1947. Descendants of Edward Crawley Sr. continue to live in Guelph and Puslinch Township.

Contextual Value

The Crawley farmhouse has contextual value because it is historically linked to its surroundings. The farmhouse, at 264 Crawley Road, sits in its original location and serves as a lasting reference to the Edward Crawley farmstead and as a link to the early farming landscape of Puslinch Township, and what is now Guelph.

Staff recommends that the property meets all three criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06 under the Ontario Heritage Act and, therefore, merits individual heritage designation under the Ontario Heritage Act.

Financial Implications

The Planning Services budget covers the cost of a heritage designation plaque.

Consultations

At their meeting of November 9, 2020 Heritage Guelph was provided the following staff recommendation:

That Heritage Guelph supports the staff recommendation for Council to publish a Notice of Intention to Designate the stone farmhouse at 264 Crawley Road under section 29, Part IV of the Ontario Heritage Act using the list of heritage attributes as proposed by staff at the November 9, 2020 meeting of Heritage Guelph.

The following are to be considered as heritage attributes to be protected by the heritage designation by-law for 264 Crawley Road:

- Two-story, side gable building form and single-storey tail;
- Three stone chimneys above the gable walls;
- Exterior stone walls, including the stone tail at rear;
- All original door and window openings with their stone sills;
- All original wood window frames, sashes and glass;
- Original interior plaster cavetto mouldings;
- Original interior wood trim, including paneled window reveals and door and window casings;
- Front door, transom and side lights;
- Interior stairway and all wooden elements, including newel posts and railing on the upper floor.

At the same meeting (November 9, 2020) Heritage Guelph provided the following advice to Council:

That Heritage Guelph accepts heritage staff's recommendation for designation of 264 Crawley Road with the heritage attributes as listed, and

That Heritage Guelph recommends that given these attributes we recommend that we go forward to City Council with a request for designation, and

That we would also request that City staff work with the proponent to look at adaptive reuse and any other creative solutions that can be found for this structure.

A recorded vote was requested.

In favour: 6

Opposed: 2

Strategic Plan Alignment

Priority

Sustaining our future

Direction

Plan and design an increasingly sustainable city as Guelph grows

Alignment

The Official Plan's vision is to plan and design an increasingly sustainable city as Guelph grows which includes the conservation of cultural heritage resources. The

recommendations in this report support the conservation of a significant built heritage resource. This action supports Guelph's planning for an increasingly sustainable City.

Attachments

Attachment-1 Location of subject property (Images: City of Guelph GIS and Google Streetview)

Attachment-2 Part 2 on Registered Plan 61R-10808 (subject property highlighted in yellow)

Attachment-3 Historical Maps showing Lot 13 in Concession 7 (formerly Township of Puslinch)

Attachment-4 Selected Entries from Land Title Abstract

Attachment-5 264 Crawley Road as Listed on Heritage Register

Attachment-6 Overall Site Plan approved for 995 Southgate Drive and details from Overall Site Plan and Tree Inventory Plan

Attachment-7 Current Exterior Photos (November 2020)

Attachment-8 Interior Photos (April 2017)

Attachment-9 Statement of Cultural Heritage Value or Interest

Attachment-10 Recommended Heritage Attributes

Departmental Approval

Melissa Aldunate, MCIP, RPP, Manager of Policy Planning and Urban Design

Report Author

Stephen Robinson, Senior Heritage Planner

This report was approved by:

Krista Walkey, MCIP, RPP

General Manager, Planning and Building Services

Infrastructure, Development and Enterprise Services

519.822.1260, ext. 2395

krista.walkey@guelph.ca

This report was recommended by:

Kealy Dedman, P. Eng., MPA

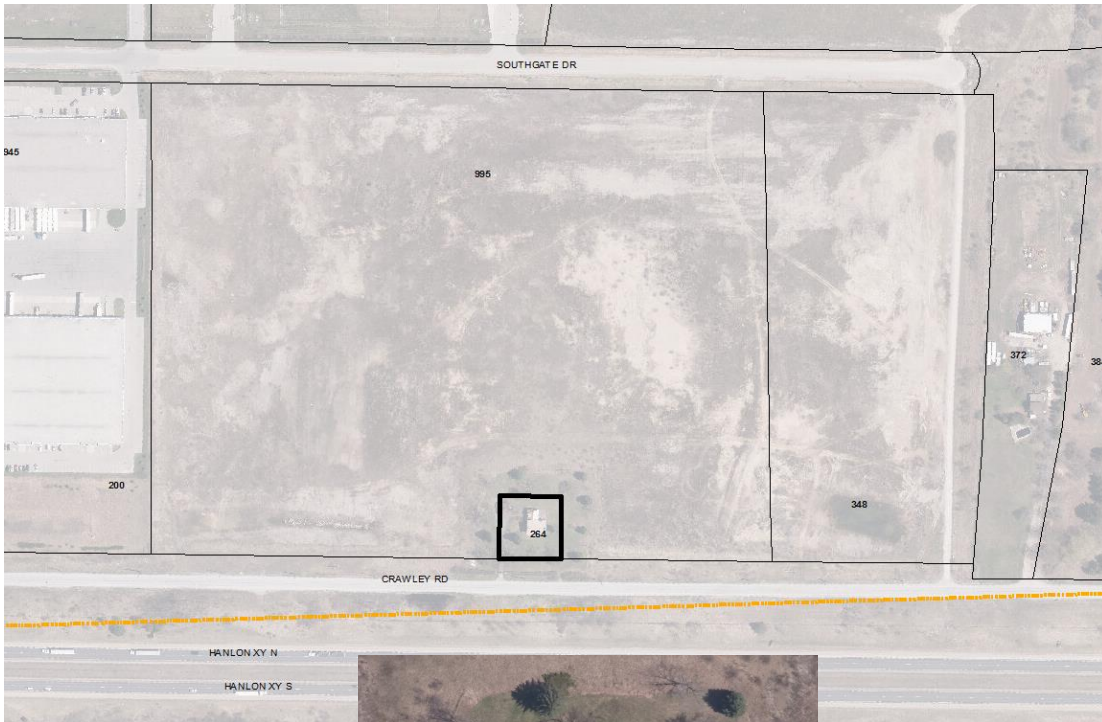
Deputy Chief Administration Officer

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2248

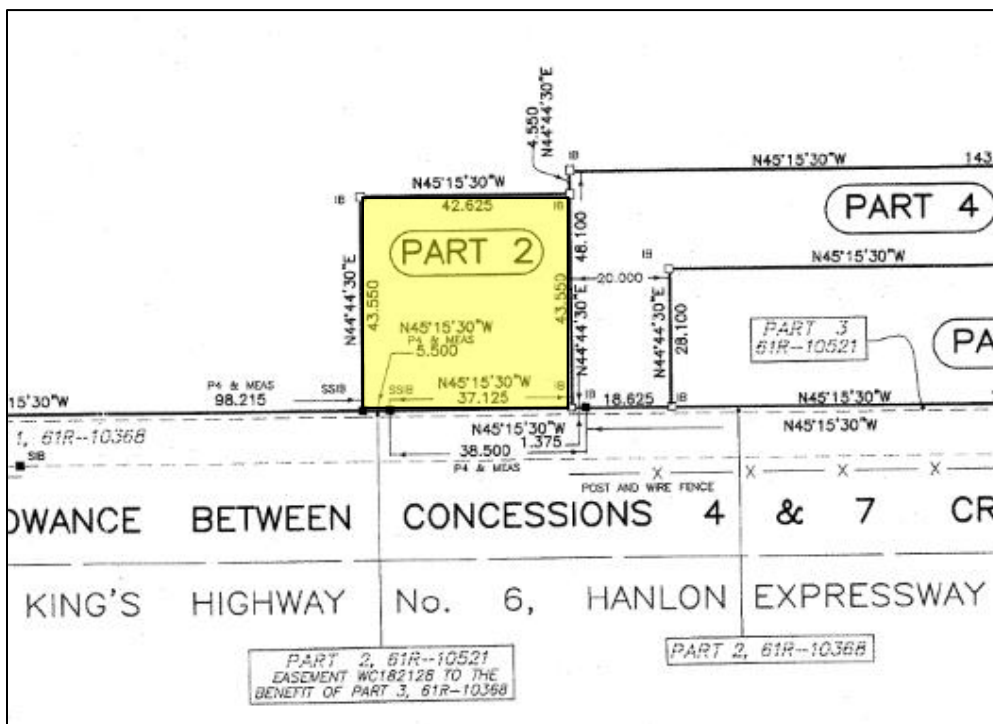
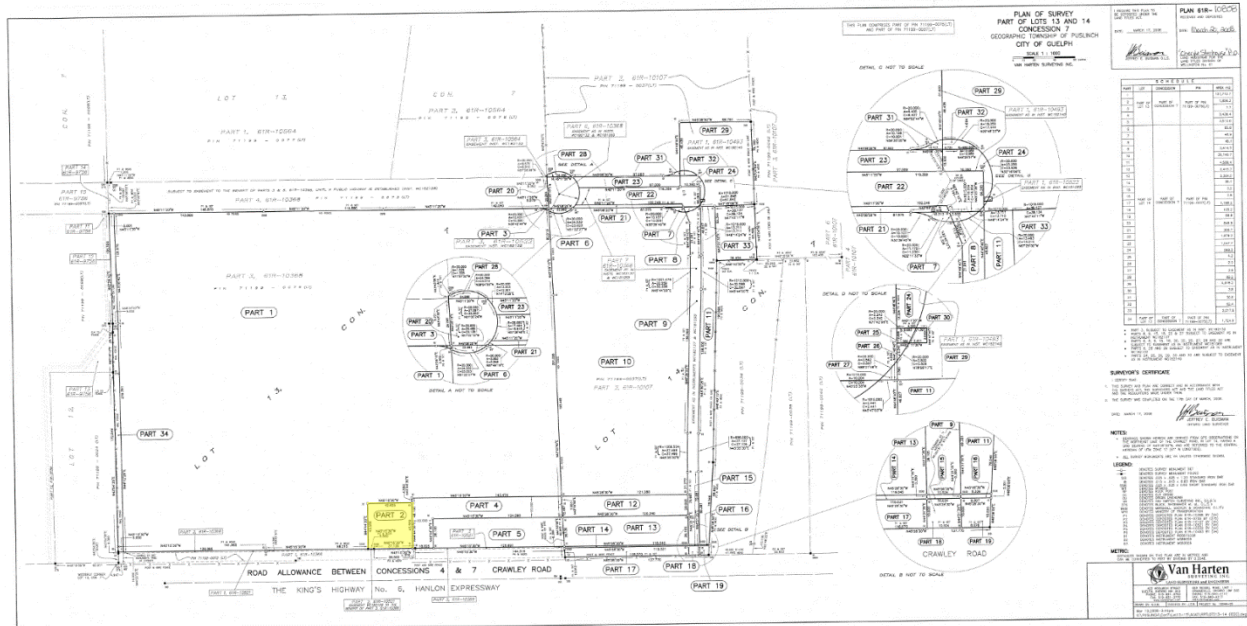
kealy.dedman@guelph.ca

Attachment 1 – Location of subject property (Images: City of Guelph GIS and Google Streetview)



I

Attachment 2 – Part 2 on Registered Plan 61R-10808 (subject property highlighted in yellow)



(Image: *Historical Atlas of Waterloo & Wellington Counties, Ontario, Illustrated, 1881-1877*)



(Image: *Historical Atlas of Wellington County, Ontario, 1906*)



Attachment-4 Selected Entries from Land Title Abstract

Lot #	Instrument	Date of Registry	Grantor	Grantee	Quantity of Land	Consideration Amount	Other
Pt. Lot 4, Conc. 7	889, Mort	18 Mar 1873	Edward Crawley & Wife	John Gowdy	H. or S. W. 1/2	\$600.00	
	954, Mort	9 Jun 1873	Edward Crawley & Wife	John Gowdy	100 H. or S. W. 1/2	\$200.00	
	Patent	28 Apr 1873	The Crown	Edward Crawley	100 H. or S. 1/2		
	1310, Dis. Mg	23 Apr 1875	John Gowdy	Edward Crawley	100 H. or S. 1/2		Mg. 954
	1913, Dis. Mg	12 Mar 1878	John Gowdy	Edward Crawley	H. or S. 1/2		Mg. 889
	1915, Mort	14 Mar 1878	Edward Crawley & Wife	John Smith	H. or S. 1/2	\$600.00	
	4372, Dis. Mg	5 Mar 1878	John Smith	Edward Crawley	H. or S. 1/2		Mg. 1915
	5144, Pro Will	5 Mar 1892	Edward Crawley dec'd	Charles M. Crawley	W. 1/2		Subject to legacies - Others
	10874, Grant	8 May 1929	Edward J. Crawley and George F. Crawley Exors. Of Edward Crawley dec'd		Fr. or SW. 1/2	Premises and \$1.00	Subject to payments of legacies - Others

Attachment-5 264 Crawley Road as Listed on Heritage Register

****RECORD 21 IN HERITAGE

CITY OF GUELPH INVENTORY OF HERITAGE STRUCTURES

ROLL NO. _____ DEFINED AREA MAP # 1993 Annexed Area

ADDRESS: 264 Crawley Road

PHOTO DATE: November 2, 1993

STRUCTURE NAME: Glencal Acres

INVENTORY DATE: Nov. 2, 1993

ORIGINAL OWNER: Crawley

CONST. DATE: c1850
(Stated 1823-29 by
present owner)

DESIGNER:
(Architect (A), Engineer (E)
Landscape Architect (L))

BUILDER:

ORIGINAL USE: Farmhouse

PRESENT USE: Single Family
Residential

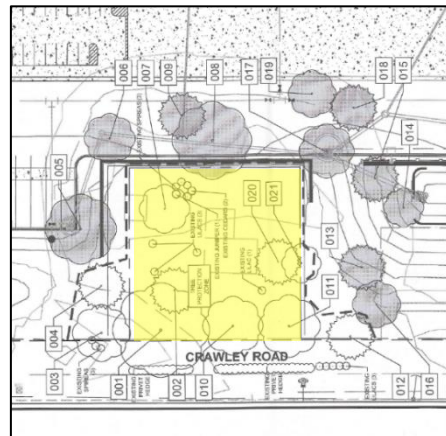
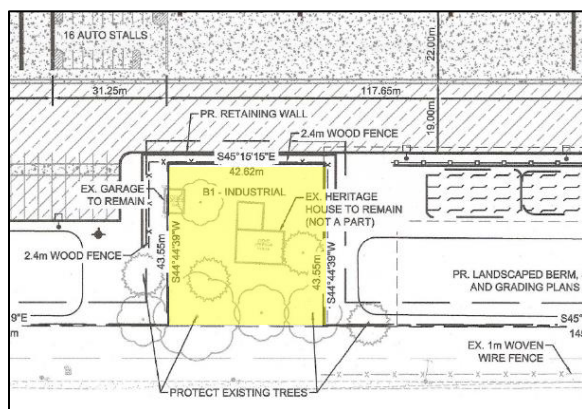
CURRENT OWNER & ADDRESS: Josephine Fair, 264 Crawley Road

HERITAGE DESIGNATION:

CONSTRUCTION MATERIALS: Stone, squared, coursed, limestone and fieldstone

SIGNIFICANT FEATURES: Neo-Classic Vernacular, 2 storey and attic, 3 bay, gable roof, end chimneys, 1 storey kitchen wing



[illegible]

Attachment-7 Current Exterior Photos (November 2020)







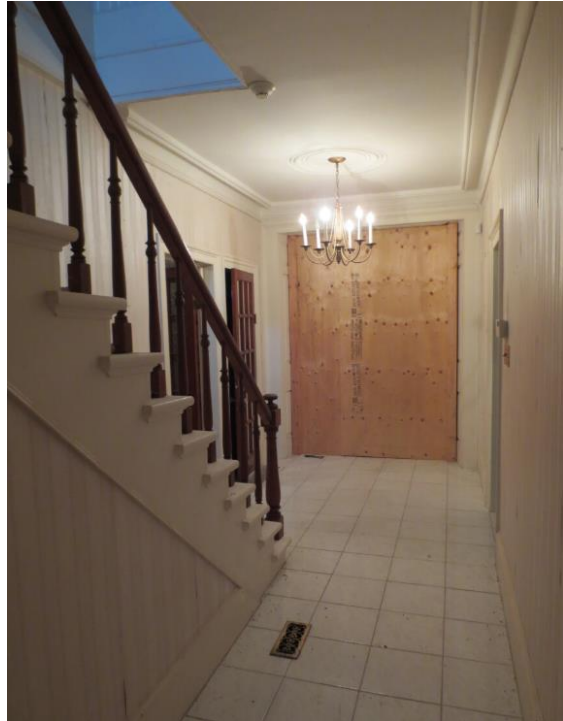




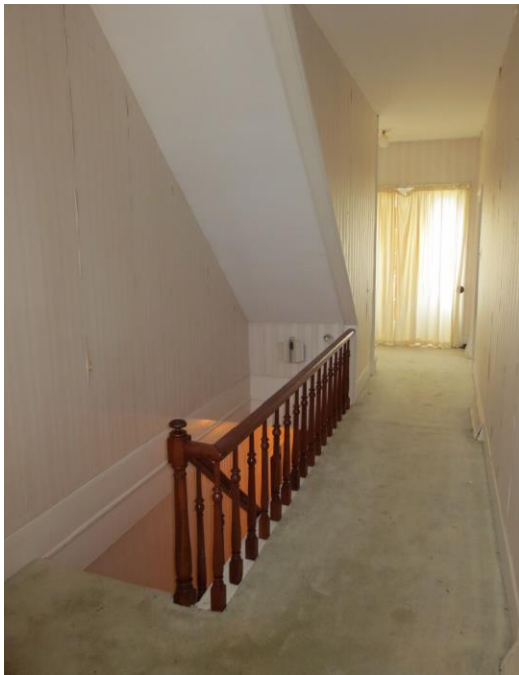


Attachment-8 Interior Photos (April 2017)

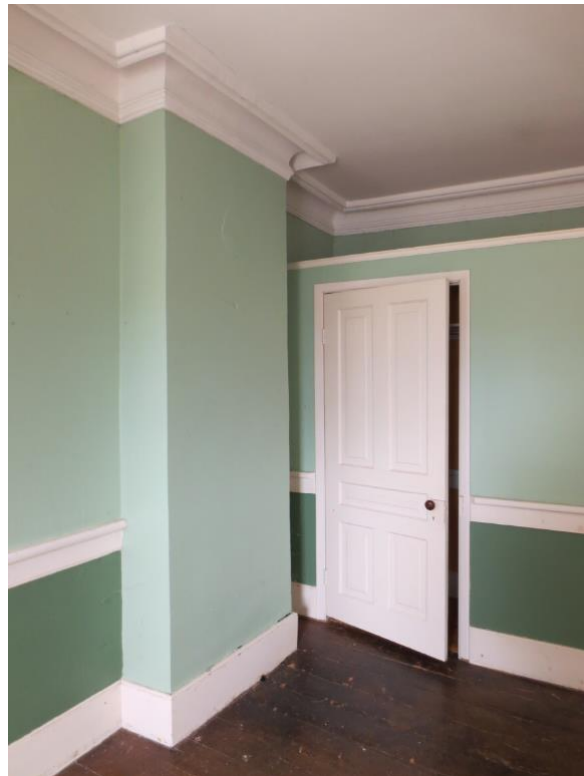
Front hall with stairway and plaster cavetto crown moulding



Upper hall stair railing and door to attic



Plaster cavetto crown mouldings in both upper bedrooms



North window in attic



North room in basement with exposed heavy timber summer beam in ceiling



Attachment-9 Statement of Cultural Heritage Value or Interest

The stone farmhouse at 264 Crawley Road (described legally as Part 2, Reference Plan 61R-10808) is being recommended for designation under section 29, Part IV of the *Ontario Heritage Act* as it meets all three of the prescribed criteria for determining cultural heritage value or interest according to Ontario Regulation 9/06 under the *Ontario Heritage Act*. The heritage attributes of the subject property display design/physical, historical/associative and contextual value.

Design/Physical Value

The Edward Crawley farmhouse at 265 Crawley Road is a two-storey, Neo-Classical structure built of limestone and granite fieldstone with dressed limestone quoins. It has a side gabled roof and chimneys. While its design is not unusual in Wellington County, this is a fine early example and one of the last remaining in this area of the City of Guelph. The enclosed, semi-circular front porch and shed roof dormer on the north side of the tail are additions made in mid-20th century and were not part of the in the original design. A large addition has been removed from the south side of the house which had been built in the 1970s to house an indoor pool.

Historical/Associative Value

The Edward Crawley farmhouse, once known as "Willowgrove," and more recently as Glencal Acres, was built circa 1870 by Edward Crawley Jr. whose parents, Edward and Elizabeth Crawley, settled on the land around 1839. The house replaced a log cabin that was erected by Edward Sr. and his wife.

Edward Crawley Sr. emigrated with his younger brother Peter from Ireland in 1839. They settled in Puslinch Township on front Lots 12 and 13 within Concession 7. Though rocky towards the rear of the lots, the land they chose was rich and they were prosperous enough to purchase several nearby farm lots over the following years. After Edward Sr.'s death in 1863 the farm passed to his son, Edward Jr. The younger Edward built the house that stands today around 1870, with funds partly raised from the sale of wheat to the Union army during the American Civil War. The new house was erected a short distance to the west of the cabin, and the cabin was converted to equipment storage, a function it served until being demolished in the 1930s. After Edward Crawley Jr. died in 1928 at age 85 the property went to his son Charles, who continued to farm until retiring in 1947. Descendants of Edward Crawley Sr. continue to live in Guelph and Puslinch Township.

Contextual Value

The Edward Crawley farmhouse has contextual value because it is historically linked to its surroundings. The farmhouse, at 264 Crawley Road, sits in its original location and serves as a lasting reference to the Edward Crawley farmstead and as a link to the early farming landscape of Puslinch Township, and what is now Guelph.

CRITERIA	NOTES	SCORE
The property has design value or physical value because it...		
... Is a rare, unique, representative or early example of a style, type, expression, and material or construction method.	... is a fine early example, and one of the last remaining, of a two-storey, Neo-Classical farmhouse in this area of Guelph.	✓
... Displays a high degree of craftsmanship or artistic merit		
... Demonstrates a high degree of technical or scientific achievement		
The property has historical value or associative value because it...		
... Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	... has direct associations with the Crawley family, one of the earliest settlers in the area and a prominent family of the Puslinch Township and Guelph community.	✓
... Yields, or has the potential to yield, information that contributes to an understanding of a community or culture		
... demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community		
The property has contextual value because it...		
... Is important in defining, maintaining or supporting the character of an area.		
... Is physically, functionally, visually or historically linked to its surroundings	... is historically linked to its surroundings as it sits in its original location and serves as a lasting reference to the Edward Crawley farmstead. The farmhouse is a link to the early farming landscape of Puslinch Township, and what is now Guelph.	✓
... Is a landmark		

Attachment-10 Recommended Heritage Attributes

The following are recommended as heritage attributes to be protected by an individual heritage designation by-law for 264 Crawley Road:

- Two-story, side gable building form and single-storey, end gable tail;
- Three limestone chimneys at the peak of the gable walls;
- Exterior stone walls, including the stone tail at rear;
- All original door and window openings with their stone sills;
- All original wood window frames, sashes and glass panes;
- Original interior plaster cavetto mouldings;
- Original interior wood trim, including paneled window reveals and door and window casings;
- Front door, transom and side lights;
- Interior stairway and all wooden elements, including newel posts and railing on the upper floor.

264 Crawley Road

Notice of Intention to Designate
under section 29, Part IV of the Ontario
Heritage Act





- The property owner of 264 Crawley Road applied for a demolition permit on October 16, 2020.
- The demolition permit has been refused by Building Services as there are requirements to be satisfied under applicable law before a decision can be made.
- Council has a period of 60 days to consider whether to consent to the demolition or to move to protect this listed built heritage resource by designation under section 29, Part IV of the Ontario Heritage Act.
- If a decision is not reached within that 60-day period, Council would be deemed to have consented to the proposed demolition.



- A property may be designated under section 29, Part IV of the Ontario Heritage Act if it meets one or more of the criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06.
 - Design/Physical Value
 - Historical/Associative Value
 - Contextual Value



- Heritage planning staff, in consultation with Heritage Guelph, have compiled a statement of cultural heritage value including recommended heritage attributes of 264 Crawley Road.
- Staff recommends that the property meets all three criteria used to determine cultural heritage value or interest and, therefore, merits individual heritage designation under the Ontario Heritage Act.

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 264 Crawley Road pursuant to section 29, Part IV of the Ontario Heritage Act.
2. That the designation bylaw be brought before City Council for approval if no objections are received within the thirty (30) day objection period.

Staff Report



To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, December 14, 2020
Subject	Decision Report Additional Residential Unit Review: Planning Act Update Official Plan Amendment No. 72 and Zoning Bylaw Amendment File: OZS20-02

Recommendation

1. That City-initiated Official Plan Amendment No. 72 be approved in accordance with Attachment 1 of the Decision Report, Additional Residential Unit Review: Planning Act Update, dated December 14, 2020.
 2. That the City-initiated Additional Residential Dwelling Unit Zoning Bylaw Amendment (OZS20-02), be approved in accordance with Attachment 2 of the Decision Report, Additional Residential Unit Review: Planning Act Update, dated December 14, 2020.
-

Executive Summary

Purpose of Report

This report provides a staff recommendation to approve a City-initiated Official Plan Amendment (OPA) and Zoning Bylaw Amendment for Additional Residential Dwelling Units in order to conform with changes to the Planning Act.

Key Findings

Planning staff recommend approval of OPA 72 and the Additional Residential Dwelling Unit Zoning Bylaw Amendment to implement changes made to the Planning Act through Bill 108, More Homes, More Choice Act.

The recommended OPA 72 and Additional Residential Dwelling Unit Zoning Bylaw Amendment are consistent with the Provincial Policy Statement 2020 and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019.

Financial Implications

There are no financial implications as a direct result of the proposed planning matters.

Report

Background

The Official Plan and Zoning Bylaw Amendments for Additional Residential Dwelling Units have been initiated by the City to conform with recent changes to the provincial Planning Act policies and regulations for additional residential units and garden suites, known as Bill 108, More Homes, More Choice Act. The proposed Official Plan and Zoning Bylaw Amendments were developed based on the recommendations of the [Additional Residential Unit Review: Planning Act Update to the Official Plan and Zoning Bylaw Discussion Paper, July 2020](#), released for the statutory public meeting at City Council held on July 13, 2020. The proposed amendments build on the preliminary recommendations released and feedback received regarding accessory apartments through the City's ongoing Comprehensive Zoning Bylaw Review. Revisions to the proposed zoning bylaw regulations have been made based on Council and community feedback. Additional background information is available in the [Statutory Public Meeting Report, Additional Residential Dwelling Unit Review: Planning Act Update](#).

Purpose and effect of Official Plan Amendment 72

The purpose and effect of the proposed Official Plan Amendment is to update the accessory apartment, coach house and garden suite policies and definitions in the Official Plan in accordance with the Planning Act.

Overview of Official Plan Amendment 72

The proposed Official Plan Amendment included as Attachment 1:

- Modifies the accessory apartment policies to permit additional residential dwelling units within low and medium density residential designations to recognize the Planning Act regulations that permit additional residential units on rowhouse (townhouse) properties;
- Replaces "accessory apartment" references with "additional residential dwelling unit" to improve alignment of terminology with the Planning Act;
- Replaces "coach house" references with "additional residential dwelling units within a separate building on the same lot as the primary dwelling" to improve alignment of terminology with the Planning Act;
- Modifies the definition for "accessory apartment" and renames it "additional residential dwelling unit" in the Glossary to conform with the Planning Act;
- Deletes the definition for "coach house" in the Glossary to be consistent with the Planning Act; and
- Modifies the definition for "garden suite" to be consistent with the Planning Act.

Purpose and effect of the Additional Residential Dwelling Unit Zoning Bylaw Amendment

The purpose and effect of the proposed Zoning Bylaw Amendment is to update the accessory apartment, coach house and garden suite regulations and definitions in the Zoning Bylaw in accordance with the Planning Act.

Overview of the Additional Residential Dwelling Unit Zoning Bylaw Amendment

The proposed Zoning Bylaw Amendment included as Attachment 2:

- Replaces references to “accessory apartment” with “additional residential dwelling unit” to improve alignment with the Planning Act;
- Deletes the definition for “accessory apartment” and replaces it with “additional residential dwelling unit” to improve alignment with the Planning Act;
- Modifies the definition for “dwelling unit” to be consistent with the City’s Official Plan;
- Modifies the definition for “garden suite” to improve alignment with the Planning Act;
- Requires one parking space for each additional residential dwelling unit, in addition to the one parking space required for the primary dwelling to improve alignment with the Planning Act;
- Modifies section 4.15.1 “Accessory Apartments” with “Additional Residential Dwelling Units” which includes the following revisions:
 - Permits two additional residential dwelling units on a lot, one within the same building as the primary dwelling and one located in a separate building on the same lot
 - Permits the required off-street parking spaces to be in a stacked arrangement
 - Exempts existing lots with no legal off-street parking space for the primary dwelling from providing parking spaces for additional residential dwelling units.
 - Additional Residential Dwelling Unit within the primary dwelling:
 - Removes the maximum size of 80 m²
 - Measures total net floor area from the interior walls instead of floor area from the outside of exterior walls
 - Permits an additional residential dwelling unit located in a basement, to occupy the entirety of the basement
 - Modifies the maximum number of bedrooms from two to three
 - Additional Residential Dwelling Unit in a separate building on the same lot:
 - Sets the maximum size of 45% of the total net floor area of the primary building, or 80 square metres, whichever is less
 - Sets a maximum of 30% yard coverage
 - Sets a maximum of two bedrooms
 - Requires 1.2 m unobstructed pedestrian access to an additional residential dwelling unit from a driveway or street, unless access to the additional residential dwelling unit is provided from a rear lane
 - Sets a maximum height of two storeys and 6.1 metres, and shall not exceed the overall building height of the primary dwelling
 - Limits an additional residential dwelling unit in a separate building to rear and interior side yards
 - Sets a minimum side and rear yard setback that is consistent with the applicable zone.
 - Sets a minimum 3 m side and rear yard setback for a two storey additional residential dwelling unit where there is a window adjacent to the property line
 - Sets a minimum 1.2 m side yard setback for the primary dwelling on the side closest to the unobstructed pedestrian access leading to an additional residential dwelling unit, unless access to the additional residential dwelling unit is from the street or lane

- Sets a minimum distance of 3 m between the primary dwelling and the additional residential dwelling unit within a separate building on the same lot
- Prohibits the severance of an additional residential dwelling unit from the lot
- Permits additional residential dwelling units within zones that permit single detached, semi-detached and on-street townhouses; and
- Deletes various site-specific zones that permit coach houses and garden suites as the standard zone is recommended to permit the use.

Location

The proposed amendments apply to lands designated low density residential and medium density residential in the Official Plan, and lands zoned Residential R.1, R.2 and R.3B, R.1B-19, R.1B-28, R.1B-33, R.1B-35, R.1B-44(H), R.1B-45, R.1B-49(H), R.1C-15, R.1C-23, R.1C-24, R.2-2, R.2-6, R.2-7, R.2-8, R.2-30, R.3A-12, R.3B-2, R.3B-10, R.3B-12, R.3B-14, Office Residential (OR), OR-7, OR-8, OR-9, OR-10, OR-11, OR-13, OR-17, OR-20, OR-21, OR-22, OR-23, OR-24, OR-25, OR-28, OR-33, OR-34, OR-36, OR-49, OR-50, OR-53, OR-54, Downtown D.1-3, D.1-24, Downtown D.2, and D.2-13 in Zoning Bylaw (1995)-14864, as amended.

Overview of key issues and staff responses

1. Size of unit

Summary of issue:

We heard concerns that allowing an additional residential dwelling unit to be up to 50% of the total net floor area of the primary dwelling would create a duplex and the additional residential dwelling unit would not be considered subordinate to the primary unit. We heard there should be flexibility based on housing types to help with the design and functionality of units. We also heard that larger units are needed to provide affordable housing for families.

More concern was expressed related to additional residential dwelling units in a separate building on the same lot as the primary unit than additional residential dwelling units within the primary dwelling. We heard that unit size should be based on property context and lot area, should be smaller and should protect setbacks from neighbouring properties and green space.

Staff response:

- The revised zoning bylaw amendment reduces the permitted size of an additional residential dwelling unit within the primary dwelling to 45% of the total net floor area of the primary dwelling. This is in line with the existing size regulation for accessory apartments
- A regulation has been added to allow the additional residential dwelling unit to occupy the entirety of a basement, when it is located exclusively in the basement
- The maximum unit size has been reduced based on community feedback and to ensure the unit is subordinate to the primary dwelling. Allowing the entire basement to be occupied by an additional residential dwelling unit will reduce barriers by allowing better utilization of the basement floor area and/or improve the layout and design of the unit while staying within the building footprint

- The revised zoning bylaw amendment reduces the permitted size of an additional residential dwelling unit in a separate building on the same lot to 45% of the total net floor area of the primary dwelling, or 80 square metres, whichever is less. The zoning bylaw amendment retains the maximum 30% yard coverage regulation
- The maximum unit size for detached structures has been reduced and an additional size limit of 80 square metres has been added based on community feedback and to ensure the detached structure remains smaller in scale, subordinate to the primary dwelling unit, maintains amenity area and green space in rear yards and fits within the existing context of the property

2. Number of bedrooms

Summary of issue:

We heard concerns about allowing three bedrooms in additional residential dwellings units as well as support for allowing three bedrooms. There is a desire for increased flexibility to allow for different types of housing options and an increase in affordable units appropriate for families rather than only single occupants. Comments also suggested further limiting the number of bedrooms for additional residential dwelling units in a detached structure (bachelor, one bedroom and two bedroom) and concerns that the overall number of bedrooms permitted on a property would be too much.

Staff response:

- The revised zoning bylaw amendment reduces the number of bedrooms for additional residential dwelling units in detached structures to two to address community feedback related to size and number of bedrooms. The overall maximum size of 80 square metres applied to detached structures is closely linked to the number of bedrooms that can be accommodated in that space. This will ensure that detached structures remain subordinate and smaller in scale than the primary dwelling.
- Three bedrooms continue to be permitted in an additional residential dwelling unit within the primary dwelling. Allowing three bedrooms will allow for a variety of users while staying within the permitted building footprint on the lot. The impact of internal building changes to accommodate an additional residential dwelling unit is viewed as less impactful on neighbouring properties than an additional residential dwelling unit in a separate building.

3. Setbacks of detached structures

Summary of issue:

We heard concerns that a 0.6 metre interior side and rear yard setback is too small to allow for maintenance, and would contribute to loss of greenspace and privacy. Increasing setbacks and aligning them with the primary dwelling were suggested. We heard that setbacks for additional residential dwelling units in a separate building should be larger than setbacks required for a garage as people live in the space. We also heard that setbacks should provide flexibility to increase supply of available units within the city.

Staff response:

- The revised zoning bylaw amendment increases the required interior side and rear yard setbacks by aligning them with the interior side yard setbacks of the

applicable zone. This ensures that habitable space is treated the same for the primary dwelling and the detached additional residential dwelling unit.

4. Height of detached structures

Summary of issue:

We heard concerns that allowing a maximum height of two storeys, with a maximum overall building height of 6.1 metres is too tall. We heard that detached structures should be the same height or lower than the primary dwelling to maintain the existing character. We also heard that the detached structure should be limited to one storey. There are concerns that a height of 6.1 metres would not be sufficient for a two storey building, particularly where a garage is located on the main floor.

Staff response:

- The revised zoning bylaw amendment permits a maximum building height of two storeys and 6.1 metres, and adds an additional regulation that prohibits the overall building height to exceed the height of the primary dwelling. This change addresses community feedback to ensure the detached structure is subordinate in size and scale to the primary dwelling, has negligible visual impact to the streetscape and ensures it is compatible in design and scale with the primary dwelling.

5. Development Charges

Summary of issue:

We heard concerns that additional residential dwelling units would be exempt from paying development charges, and about the overall financial implications related to permitting up to two additional residential dwelling units on a property.

Staff response:

- New regulations for legislated exemptions from development charges for purpose built additional residential dwelling units are not in effect yet, but will be on a date to be proclaimed by the lieutenant governor
- Until such time, the City's DC bylaw requires purpose build additional residential dwelling units to pay full DCs, but accessory apartments added to existing dwellings are entitled to the legislated exemptions as outlined in the City's DC bylaw.
- Finance reports on development charge exemptions on an annual basis
- Based on the information available, there have been 178 accessory apartments created to date in 2020. This equates to \$2.95 million in exemptions from development charges
- In 2019 the City experienced \$5.1 million in development charge exemptions, 50% of this was related to the creation of accessory apartments

6. Lodging Houses

Summary of issue:

We heard concerns that an additional residential dwelling unit would be permitted in combination with a lodging house.

Staff response:

- A lodging house is required to occupy the whole of a single-detached dwelling. A building with a lodging house cannot also have an additional residential dwelling unit.
- The Zoning Bylaw amendment has been modified to clarify that a lodging house is not permitted on a lot that contains an additional residential dwelling unit, within the primary dwelling or in a separate building on the same lot.

7. Townhouses**Summary of issue:**

We heard concerns about permitting additional residential dwelling units in detached structures in townhouse zones.

Staff response:

- Additional residential dwelling units are recommended to be permitted within the primary dwelling and in a separate building on the same lot as the primary dwelling to conform with the Planning Act, which requires: "b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse (townhouse)".

8. Residential stormwater charges:**Summary of issue:**

A question was raised at the statutory public meeting of Council related to how the stormwater charge would be applied to a property with additional residential dwelling units.

Staff response:

- Additional residential dwelling units are each subject to the residential stormwater charge.

Planning analysis and staff recommendation

The City initiated the Additional Residential Dwelling Unit Review to align existing policies and regulations with the Planning Act, including recent changes through Bill 108, More Homes, More Choice Act. The Planning Act requires municipalities to permit additional residential units in detached, semi-detached and rowhouse (townhouse) dwellings. In addition, the Planning Act requires that municipalities permit additional residential units in their official plans and zoning bylaws, in both a primary dwelling and an ancillary building or structure, in effect permitting three residential units on one residential property. A new regulation for additional residential units (O.Reg 299/19) came into effect that requires one parking space per unit unless the zoning bylaw sets out a lower standard and the spaces may be provided in a tandem or stacked arrangement.

The proposed OPA updates terminology to align with the Planning Act and allows additional residential dwelling units in the medium density residential designation to accommodate on-street townhouses.

The Planning Act further allows municipalities to determine appropriate zoning bylaw regulations for additional residential units. The City's review of zoning bylaw regulations focused on unit size, number of bedrooms, unit design, height of detached buildings, location and setbacks of detached buildings and parking. The

proposed zoning bylaw amendment ensures that additional residential dwelling units are: subordinate and smaller in size than the primary dwelling; fit within the lot's context and character; have access for maintenance and safety; provide for adequate amenity area and green space; and have proper lot drainage.

Provincial Policy Statement (PPS), 2020

The PPS focuses on planning for strong, livable and healthy communities for people of all ages and encourages a range of housing options, including new development and residential intensification, to respond to current and future needs. The PPS also supports development that optimizes the use of land and existing infrastructure. The PPS outlines that healthy, livable and safe communities are sustained by accommodating an appropriate affordable and market-based range and mix of housing types, which includes additional residential units, amongst other forms of housing and land uses. Residential intensification and densities that facilitate compact development, minimize the cost of housing and support the use of active transportation and transit, where appropriate, is also required.

Planning staff are satisfied that the recommended OPA 72 and the Additional Residential Dwelling Unit Zoning Bylaw Amendment are consistent with the PPS, 2020.

A Place to Grow, Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan provides growth management policy directions for the Greater Golden Horseshoe that supports economic prosperity, protect the environment and help communities achieve a high quality of life. A guiding principle of the Plan is to "support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households". Under the Growth Plan, municipalities are to support housing choice through the achievement of minimum intensification and density targets by identifying a diverse range and mix of housing options and densities, including additional residential units.

Planning staff are satisfied that the recommended OPA 72 and the Additional Residential Dwelling Unit Zoning Bylaw Amendment conform with the Provincial Growth Plan for the Greater Golden Horseshoe.

Financial Implications

There are no financial implications as a direct result of the proposed planning matters.

Staff will monitor the number of applications received to determine if there is any impact on staff capacity to process building permit applications as a result of this change in regulation.

Consultations

The Notice of Public Meeting was advertised in the Guelph Tribune, mailed to local agencies and neighbourhood groups, and emailed to the Comprehensive Zoning Bylaw Review subscription list on June 18, 2020. The Statutory Public Meeting of Council was held on July 13, 2020.

A survey was posted to the City of Guelph "Have your Say" webpage from June 18 to September 13, 2020 and a summary report has been included as Attachment 3.

The Notice of Decision Meeting was sent on November 13, 2020 to members of the public and parties that provided comments or requested to receive further notice.

Strategic Plan Alignment

The Additional Residential Unit Review: Planning Act Update and proposed Official Plan and Zoning Bylaw amendments support the City's existing policies and guidelines and align with the following priorities within Guelph's Strategic Plan:

Building Our Future – The proposed Official Plan and Zoning Bylaw amendments will assist in increasing the availability of housing that is affordable, meets the community needs and helps us continue to build strong, vibrant, safe and healthy communities.

Attachments

Attachment-1 Additional Residential Dwelling Unit Official Plan Amendment No. 72

Attachment-2 Additional Residential Dwelling Unit Zoning Bylaw Amendment

Attachment-3 Additional Residential Dwelling Unit Review Survey Response Summary

Attachment-4 Public Notification Summary

Attachment-5 Staff Presentation Additional Residential Dwelling Unit Decision Meeting

Departmental Approval

Melissa Aldunate, MCIP, RPP, Manager, Policy Planning and Urban Design

Report Author

Abby Watts, Project Manager- Comprehensive Zoning Bylaw Review

This report was approved by:

Krista Walkey, MCIP, RPP

General Manager, Planning and Building Services

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2395

krista.walkey@guelph.ca

This report was recommended by:

Kealy Dedman, P.Eng., MPA

Deputy Chief Administrative Officer

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2248

kealy.dedman@guelph.ca

Attachment 1- Additional Residential Dwelling Unit Official Plan Amendment 72 (OPA 72)

PART A – THE PREAMBLE

Title and Components

This document is entitled 'Additional Residential Dwelling Units Amendment' and will be referred to as 'Amendment 72'. Part A - The Preamble provides an explanation of the amendment including the purpose, background, location, basis of the amendment, summary of changes to the Official Plan and public participation, but does not form part of this amendment.

Part B – The Amendment forms Amendment 72 to the Official Plan for the City of Guelph and contains a comprehensive expression of the new, deleted and amended policy.

Purpose

The purpose of Amendment 72 is to update the accessory apartment and coach house objectives, policies and definitions in the Official Plan in accordance with policies and regulation for additional residential units in the Planning Act.

The Planning Act requires municipalities to permit additional residential units in detached, semi-detached and rowhouse (townhouse) dwellings. In addition, the Planning Act requires that municipalities permit additional residential units in their official plans and zoning bylaws, in both a primary dwelling and an ancillary building or structure, in effect permitting three residential units on one residential property. Ancillary means a use that is associated with the principal use. New regulations for additional residential units came into effect that established the following requirements and standards:

- no relationship restrictions allowed regarding the occupancy of the primary residential dwelling, additional residential unit and owner of the property;
- no restriction on the creation of an additional residential unit based on the date of construction of the primary or ancillary building; and
- each additional residential unit can be required to have one parking space, which may be stacked parking, however a lower standard, including no parking spaces, may be set by a municipal zoning bylaw.

Municipalities may still determine appropriate regulations for the additional residential units and consider constraints such as flood-prone areas or areas with inadequate servicing. The Planning Act also permits garden suites that are defined as "a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable". The Planning Act allows garden suites to be permitted as a temporary use only.

Background

City staff initiated a review and amendment of the City's accessory apartment, coach house and garden suite policies, regulations and definitions to conform with provincial Planning Act policies and regulations for additional residential units and garden suites. The review and amendment of the City's Official Plan is building on preliminary recommendations released and feedback received regarding accessory apartments through the City's ongoing Comprehensive Zoning Bylaw Review. The Official Plan review and amendment is being advanced, ahead of the completion of the City's zoning bylaw review, to conform to provincial policy in a timely manner and ensure the health and safety of our community.

The [Comprehensive Zoning Bylaw Review Discussion Paper](#) was released on October 7, 2019 as the final component of the research and analysis phase of the zoning bylaw review. The discussion paper explored other municipal zoning trends, and provided a series of options and preliminary recommendations for each zoning topic including accessory apartments, referred to as accessory dwellings in the discussion paper. An [Information Report \(IDE-2020-21\) Comprehensive Zoning Bylaw Review: What we heard – summary of phase two public consultation](#) was released on February 28, 2020 to summarize phase two public feedback.

A Statutory Public Meeting of Council was held on July 13, 2020 for the Additional Residential Unit Review, which included the release of the [Additional Residential Unit Review: Planning Act Update to the Official Plan and Zoning Bylaw Discussion Paper](#). The discussion paper reviewed current City Official Plan policies and zoning bylaw regulations and other municipal practices in order to align the City's rules for accessory apartments, coach houses and garden suites with provincial rules for additional residential units. In addition, the discussion paper addressed preliminary recommendations released and feedback received regarding accessory apartments through the City's Comprehensive Zoning Bylaw Review.

Location

Official Plan Amendment 72 applies to lands designated low density residential and medium density residential in the Official Plan.

Basis of the Amendment

Amendment 72 sets out revised objectives, policies and definitions for accessory apartments and coach houses, known as additional residential units under the Planning Act. It addresses the necessary changes to ensure that the City's policies, related to additional residential units, comply with the Planning Act. The Planning Act requires municipalities to permit additional residential units in detached, semi-detached and rowhouse units. In addition, municipalities are required to permit an additional residential unit in both a primary dwelling and in an ancillary building or structure, in effect permitting three residential units on one residential property. Regulations under the Act allow each additional residential unit to be required to have one parking space, which may be stacked. A lower standard, including no parking spaces may be set by a municipal zoning bylaw.

The basis for the policy amendments come from Planning Act policies and regulations governing additional residential units.

Summary of Changes to the Official Plan

The following is a summary of OPA 72:

- Revises the accessory apartment policies to permit additional residential dwelling units within medium density residential;
- Revises references to “accessory apartments” to “additional residential dwelling units”;
- Revises references to “coach houses” to “additional residential dwelling units within a separate building on the same lot as the primary dwelling”;
- Revises the definition for “accessory apartment” and renames it “additional residential dwelling unit” in the Glossary;
- Deletes the definition for “coach house” in the Glossary; and
- Revises the definition for “garden suite”.

Public Participation

The development of the proposed Official Plan Amendment for Additional Residential Dwelling Units has involved community stakeholder engagement that included public meetings, stakeholder meetings and workshops held as part of the City’s Comprehensive Zoning Bylaw Review.

Background Studies

The background studies include:

1. IDE-2019-92 Comprehensive Zoning Bylaw Review Discussion Paper and Guelph Parking Standards Review Discussion Paper, October 7, 2019
2. IDE-2020-21 Information Report Comprehensive Zoning Bylaw Review: What we heard – summary of phase two public consultation, February 28, 2020
3. IDE-2020-73 Council Report Additional Residential Dwelling Units Discussion Paper and Draft Official Plan, July 13, 2020

Public Engagement

Between February 26 and 27, 2019, the City hosted three open houses to provide an overview of the comprehensive zoning bylaw review and gain input on what topics to explore in the development of a new bylaw. In addition, information was gathered through the City’s online engagement platform between February 26 and March 29, 2019. Individual meetings were also held with any community members and stakeholders who requested one between February 25 and March 15, 2019. The open houses and online engagement opportunities were promoted through advertisements in the Guelph Mercury Tribune and on the City’s social media accounts.

In October 2019, the City released the Comprehensive Zoning Bylaw Review Discussion Paper, which considered the community engagement input received and provided a series of options and preliminary recommendations for zoning topics including accessory apartments.

Community engagement was undertaken on the options and preliminary recommendations following the release of the Comprehensive Zoning Bylaw Review Discussion Paper. Between November 21 and November 28, 2019, six workshops were held on key themes including residential areas and specific housing types, and planning staff hosted four half day office hours throughout the city for individuals to attend. In addition, an online survey was conducted from November 29, 2019 to January 6, 2020 to solicit feedback from members of the community that were unable to attend workshops and office hours.

Information Report IDE-2020-21 Comprehensive Zoning Bylaw Review: What we heard – summary of phase two public consultation was released February 28, 2020 to provide Council with a summary of community engagement received.

The proposed Official Plan Amendment for Additional Residential Dwelling Units underwent a circulation period with agencies and other stakeholders to solicit feedback. No feedback was received.

The Statutory Public Meeting for Official Plan Amendment 72 was held on July 13, 2020. Council heard from 4 delegates and received 26 written comments.

A survey was posted to the City of Guelph "Have your Say" webpage from June 18 to September 13, 2020. A summary report was completed and included in the decision report as Attachment 3.

PART B – THE PREAMBLE

Format of the Amendment

This section of Amendment 72 for the Additional Residential Unit Review: Planning Act Update sets out additions and changes to the text in the Official Plan. Sections of the Official Plan that are proposed to be added, changed or deleted are referred to as "ITEMS" in the following description. Text that is proposed to be amended is illustrated by various font types (e.g. ~~struck-out~~ is to be deleted and **bold** text is to be added). Unchanged text represents existing Official Plan policy that is being carried forward that has been included for context and does not constitute part of Amendment 72. New sections that are proposed to be added to the Official Plan are shown in standard font type with titles appearing in bold. Italicized font indicates defined terms or the name of a provincial act or title of a document.

Implementation and Interpretation

The implementation of this amendment shall be in accordance with the provisions of the Planning Act. The further implementation and associated interpretation of this amendment shall be in accordance with the relevant text and mapping schedules of the existing Official Plan of the City of Guelph and applicable legislation.

Amendment 72 should be read in conjunction with the current Official Plan (2018 Consolidation) which is available on the City's website at **guelph.ca**, or at the Planning Services office located at 1 Carden Street on the 3rd Floor.

Details of the Proposed Amendment

ITEM 1: The purpose of 'ITEM 1' is to change the reference to "accessory apartments" in policy 3.7.3 v) to "additional residential dwelling units" to be consistent with the dwelling type name used in the Planning Act.

Policy 3.7.3 v) is hereby amended as follows to replace the term "accessory apartments" with the term "additional residential dwelling units":

3.7.3. v) a range and mix of housing will be planned, taking into account *affordable housing* needs and encouraging the creation of ~~accessory apartments~~ **additional residential dwelling units** throughout the ~~built-up area~~.

ITEM 2: The purpose of 'ITEM 2' is to change the reference to "accessory apartment" in policy 4.4.1.34.2 to "additional residential dwelling unit" to be consistent with the dwelling type name used in the Planning Act. In addition, the reference to duplex dwelling, in relation to an accessory apartment, is removed since accessory apartments are not permitted with duplex dwellings.

Policy 4.4.1.34.2 is hereby amended as follows to replace the term "accessory apartment" with the term "additional residential dwelling unit":

4.4.1.34.2. *Residential intensification*, comprising the building of a new single/semi/duplex on an existing vacant lot, or adding an ~~accessory apartment~~ **additional residential dwelling unit** to an existing single/semi/~~duplex~~ building or the creation of a new lot by *consent* for a single/semi/duplex-dwelling, may be permitted provided that the new building or structure is *floodproofed* to an elevation no lower than one metre below the *regulatory flood level*; and:

ITEM 3: The purpose of 'ITEM 3' is to change the reference to "accessory apartments" in objective 7.2 d) to "additional residential dwelling units" to be consistent with the dwelling type name used in the Planning Act.

Objective 7.2 d) is hereby amended as follows to replace the term "accessory apartments" with the term "additional residential dwelling units":

7.2 d) To recognize the role of existing housing and ~~accessory apartments~~ **additional residential dwelling units** in providing choices for a full range of housing, including *affordable housing*.

ITEM 4: The purpose of 'ITEM 4' is to change the reference to "accessory apartments" in policy 7.2.1.2 to "additional residential dwelling units" to be consistent with the dwelling type name used in the Planning Act.

Policy 7.2.1.2 is hereby amended as follows to replace the term “accessory apartments” with the term “additional residential dwelling units”:

7.2.1.2. The annual *affordable housing* target requires that an average of 30% of new residential *development* constitute *affordable housing*. The target is to be measured city-wide. The target consists of 25% affordable ownership units, 1% affordable *primary rental* units and 4% affordable purpose built secondary rental units (which includes ~~*accessory apartments*~~ ***additional residential dwelling units***).

ITEM 5: The purpose of ‘ITEM 5’ is to create a new policy by modifying and combining policies 9.2.3.1 and 9.2.3.2 and to place the new policy in Section 9.2.1 to provide clarity to the provisions for additional residential unit permissions.

Policy 9.2.1.3 is hereby added as follows:

9.2.1.3 The City shall provide for the creation of *additional residential dwelling units* and specific regulations for *additional residential dwelling units* will be established in the Zoning Bylaw.

ITEM 6: The purpose of ‘ITEM 6’ is to delete Section 9.2.3 in its entirety and renumber the following sections 9.2.4, 9.2.5, and 9.2.6. The proposed new policy 9.2.1.3 replaces this section.

Section 9.2.3 is hereby deleted in its entirety and sections 9.2.4, 9.2.5, and 9.2.6 are renumbered as follows:

9.2.43 Lodging Houses

9.2.54 Coach Houses and Garden Suites

9.2.65 Home Occupations

ITEM 7: The purpose of ‘ITEM 7’ is to change the references to “main dwelling” in section 9.2.5 (renumbered to Section 9.2.4) to “primary dwelling” and references to “coach houses” to “additional residential dwelling units within a separate building on the same lot as the primary dwelling” to align references to the primary dwelling with terminology used in the Planning Act and to be consistent with the dwelling type name used in the Planning Act.

Section 9.2.5 (renumbered to 9.2.4) is hereby amended as follows to replace the term “main dwelling” with “primary dwelling” and to replace the term “accessory dwellings” with the term “additional residential dwelling units”, specifying that the additional residential dwelling units are within a separate building on the same lot as the primary dwelling. In addition, “by amendment to the implementing Zoning Bylaw” is removed and a new policy is added to recognize garden suites will be regulated in accordance with the Temporary Use By-law provisions of this Plan:

9.2.54 ~~Coach Houses~~ **Additional Residential Dwelling Units within a Separate Building on the Same Lot as the Primary Dwelling** and Garden Suites

1. ~~Coach houses~~ **Additional residential dwelling units within a separate building on the same lot as the primary dwelling** and *garden suites* may be permitted within land use designations permitting residential uses as alternative forms of housing in conjunction with detached, semi-detached and townhouse forms of housing.
2. The following criteria will be used as the basis for permitting ~~coach houses~~ **additional residential dwelling units within a separate building on the same lot as the primary dwelling** and *garden suites* by amendment to the implementing *Zoning By-law*:
 - i) the use is subordinate in scale and function to the **primary** ~~main-dwelling~~ on the lot;
 - ii) the use can be integrated into its surroundings with negligible visual impact to the streetscape;
 - iii) the use is situated on an appropriately-sized housing lot;
 - iv) the use is *compatible* in design and scale with the built form of the **primary** ~~main-dwelling~~ unit;
 - v) the orientation of the use will allow for optimum privacy for both the occupants of the new ~~coach house~~ **additional residential dwelling units within a separate building on the same lot as the primary dwelling** or *garden suite* and the **primary** ~~main-dwelling~~ on the lot; and
 - vi) any other siting requirements related to matters such as servicing, parking and access requirements, storm water management and tree preservation can be satisfied.
3. ~~Coach houses~~ **Additional residential dwelling units within a separate building on the same lot as the primary dwelling** and ~~garden suites~~ will be regulated by the provisions of the implementing *Zoning By-law* and shall be subject to site plan control.
4. **Garden suites** will be regulated in accordance with the Temporary Use By-law provisions of this Plan and shall be subject to site plan control.

ITEM 8: The purpose of 'ITEM 8' is to change the references to "coach houses" in policy 10.11.2 i) to "additional residential dwelling units within a separate building on the same lot as the primary dwelling" to be consistent with the dwelling type name used in the Planning Act.

Policy 10.11.2 i) is hereby amended as follows to replace the term "coach house" with the term "additional residential dwelling units" and specifying that the additional residential dwelling units are within a separate building on the same lot as the primary dwelling":

- 10.11.2 i) low density residential, including single detached and semi-detached dwellings and buildings or structures accessory thereto, but not

including zero lot line dwellings, lodging houses, ~~coach houses~~
additional residential dwelling units within a separate building
on the same lot as the primary dwelling, garden suites, group
homes or other special needs housing

ITEM 9: The purpose of 'ITEM 9' is to replace the term "accessory apartment" in policy 11.2.6.3.6.1 with the term "additional residential dwelling unit" to be consistent with the dwelling type name used in the Planning Act:

Policy 11.2.6.3.6.1. is hereby amended as follows to replace the term "accessory apartment" with the term "additional residential dwelling unit":

11.2.6.3.6.1. Notwithstanding any other provision of this Secondary Plan, only the following uses shall be permitted:

- a) Single detached dwelling;
- b) ~~Accessory apartment~~ **Additional residential dwelling unit**; and
- c) Home occupation.

ITEM 10: The purpose of 'ITEM 10' is to rename and revise the definition for "Accessory Apartment" within Section 12 Glossary to be consistent with the terminology used in the Planning Act and provide clarity.

Section 12 Glossary is hereby amended as follows:

Additional Residential Dwelling Unit ~~Apartment~~ means:

~~a dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot of a primary dwelling unit and subordinate to an existing single detached dwelling or semi-detached dwelling.~~

ITEM 11: The purpose of 'ITEM 11' is to delete the definition for "Coach House" within Section 12 Glossary. The definition is no longer required because this dwelling type is considered to be an "Additional Residential Dwelling Unit" in accordance with the regulations for additional residential units in the Planning Act.

The definition for Coach House is hereby deleted.

~~***Coach House***~~ means:

~~a one unit detached residence containing bathroom and kitchen facilities that is located on the same lot, but is subordinate to an existing residential dwelling and is designed to be a permanent unit.~~

ITEM 12: The purpose of 'ITEM 12' is to revise the definition for "Garden Suite" within Section 12 Glossary to align with the Planning Act.

Section 12 Glossary is hereby amended as follows:

Garden Suite means:

~~(also known as a Granny Flat):~~

a one-unit detached ~~residential structure~~ **dwelling unit** containing bathroom and kitchen facilities that is separate from and subordinate to **a primary dwelling unit** ~~an existing residential dwelling~~ and that is designed to be portable **and temporary**.

ITEM 13: The purpose of 'ITEM 13' is to revise the definition for "Residential Intensification" within Section 12 Glossary to replace "accessory apartments, secondary suites" with the term "additional residential dwelling units".

Section 12 Glossary is hereby amended as follows:

Residential Intensification means:

Intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) *redevelopment*, including the *redevelopment* of *brownfield sites*;
- b) the *development* of vacant or underutilized lots within previously developed areas;
- c) *infill development*;
- d) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- e) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including **additional residential dwelling units** ~~accessory apartments, secondary suites~~ and rooming houses.

Attachment 2- Additional Residential Dwelling Unit Zoning Bylaw Amendment

The Corporation of the City of Guelph

By-law Number (2020) - XXXXX

A by-law to amend By-law Number (1995)-14864, as amended, known as the Additional Residential Dwelling Unit Amendment (OZS20-02)

Whereas Section 34(1) of The Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

The Council of the Corporation of the City of Guelph enacts as follows:

1. Section 2.9 of By-law (1995)-14864, as amended, is hereby further amended as follows:
 - 1.1. Section 2.9.1 (xxiv) is amended by replacing “**Accessory Apartment**” with “**Additional Residential Dwelling Unit.**”
2. Section 3.1 of By-law (1995)-14864, as amended, is hereby further amended as follows:
 - 2.1. The definition “**Accessory Apartment**” is deleted.
 - 2.2. The definition “**Additional Residential Dwelling Unit**” is added:

“**Additional Residential Dwelling Unit**” means a **Dwelling Unit** that is self-contained, subordinate to and located within the same **Building** or on the same **Lot** of a primary **Dwelling Unit**.
 - 2.3. The definition of “**Dwelling Unit**” be modified:

“**Dwelling Unit**” means a room or group of rooms occupied or designed to be occupied as an independent and separate self-contained housekeeping unit.
 - 2.4. The definition of “**Garden Suite**” be modified:

“**Garden Suite**” means a one-unit detached **Dwelling Unit** containing bathroom and kitchen facilities that is separate from and subordinate to a primary **Dwelling Unit** and that is designed to be portable and temporary.
3. Section 4.13 of By-law (1995)-14864, as amended, is hereby further amended, as follows:
 - 3.1. Section 4.13.3.1 is amended by replacing “**Accessory Apartments**” with “**Additional Residential Dwelling Units.**”
 - 3.2. Section 4.13.3.2.2 is amended by replacing “**Accessory Apartments**” with “**Additional Residential Dwelling Units.**”
 - 3.3. Section 4.13.4.3 is amended by deleting “**Semi-Detached Dwelling** with an **Accessory Apartment, 3**” and “**Single Detached Dwelling** with an **Accessory Apartment, 3**” and adding “**Additional Residential Dwelling Unit, 1 per unit.**”
 - 3.4. Section 4.13.4.3 is amended by adding section 4.13.4.3.2 as follows:

“Despite Section 4.13.4.3, if no legal off-street **Parking Space** can be provided for the primary **Dwelling**, as of the date of the passing of this **Bylaw**, no **Parking Spaces** are required for the **Additional Residential Dwelling Units.**”

4. Section 4.15.1 of By-law (1995)-14864, as amended, is deleted and replaced with the following:

4.1. "4.15.1 For the purposes of Section 4.15, the following term shall have the corresponding meaning:

"Total Net Floor Area" means the total floor area of the **Building** measured from the interior walls, including **Cellars** and **Basements** with a floor to ceiling height of at least 1.95 metres. **Total Net Floor Area** does not include stairs, landings, cold **Cellars**, **Garages**, **Carports**, and mechanical rooms. Section 2.7 does not apply to the floor to ceiling height of 1.95 metres.

Any **Additional Residential Dwelling Unit** shall be developed in accordance with the following provisions:

- 4.15.1.1 A maximum of two **Additional Residential Dwelling Units** shall be permitted on a **Lot**, one within the same **Building** as the primary **Dwelling Unit** and one located in a separate **Building** on the same **Lot**.
- 4.15.1.2 An **Additional Residential Dwelling Unit** in a separate **Building** on the same **Lot** is not permitted to be severed from the **Lot** of the primary **Dwelling Unit**.
- 4.15.1.3 Parking for **Additional Residential Dwelling Units** shall be developed in accordance with Section 4.13.
- 4.15.1.4 Notwithstanding Sections 4.13.2.1 and 4.13.3.1 the required off-street **Parking Spaces** for **Additional Residential Dwelling Units** may be stacked behind the required off-street **Parking Space** of the primary **Dwelling Unit** in the **Driveway (Residential)**.
- 4.15.1.5 Table 5.3.2, Row 18, shall not apply to **Additional Residential Dwelling Units** located in the R.3B **Zone**.
- 4.15.1.6 **Additional Residential Dwelling Unit** within a primary **Dwelling Unit**
 - 4.15.1.6.1 The **Additional Residential Dwelling Unit** shall not exceed 45% of the **Total Net Floor Area** of the **Building**.
 - 4.15.1.6.1.1 Despite Section 5.15.1.6.1, if the **Additional Residential Dwelling Unit** is located within the **Basement**, the **Additional Residential Dwelling Unit** may occupy the entirety of the **Basement**.
 - 4.15.1.6.2 The **Additional Residential Dwelling Unit** within a primary **Dwelling Unit** shall not contain more than three bedrooms.
 - 4.15.1.6.3 Interior access is required between floor levels and between the **Additional Residential Dwelling Unit** and the primary **Dwelling Unit**.
- 4.15.1.7 **Additional Residential Dwelling Unit** within a separate **Building** on the same **Lot**
 - 4.15.1.7.1 The **Additional Residential Dwelling Unit** shall not exceed 45% of the **Total Net Floor Area** of the primary **Building**, or a maximum of 80 square metres in **Floor Area**, whichever is less.

- 4.15.1.7.2 The **Additional Residential Dwelling Unit** within a separate **Building** on the same **Lot** shall not contain more than two bedrooms.
- 4.15.1.7.3 The **Additional Residential Dwelling Unit** shall not occupy more than 30% of the **Yard**, including all accessory **Buildings** and **Structures**, and shall be in accordance with Section 4.15.1.7.1, whichever is less.
- 4.15.1.7.4 The maximum **Building Height** shall be two **Storeys** and 6.1 metres, and shall not exceed an overall **Building Height** of the primary **Dwelling**.
- 4.15.1.7.5 A 1.2 metre wide unobstructed pedestrian access shall be provided to the entrance of the unit, unless access to the **Additional Residential Dwelling Unit** is provided directly from a **Street** or lane. A gate may be constructed within the pedestrian access.
- 4.15.1.7.6 A minimum 1.2 metre **Side Yard Setback** is required for the primary dwelling in the **Yard** closest to the unobstructed pedestrian access, unless access to the **Additional Residential Dwelling Unit** is provided directly from a **Street** or lane.
- 4.15.1.7.7 An **Additional Residential Dwelling Unit** in a separate **Building** on a **Lot** may occupy a **Yard** other than a **Front Yard** or required **Exterior Side Yard**.
- 4.15.1.7.8 An **Additional Residential Dwelling Unit** in a separate **Building** on a **Lot** shall have a minimum **Side** and **Rear Yard Setback** consistent with the **Side Yard Setback** for the primary **Dwelling** in the applicable **Zone**.
- 4.15.1.7.8.1 Notwithstanding Section 4.15.1.7.8, a two **Storey Additional Residential Dwelling Unit** shall have a minimum 3 metre **Side Yard** and **Rear Yard Setback** where a window is adjacent to the property line.
- 4.15.1.7.9 A minimum distance of 3 metres shall be provided between the primary **Dwelling Unit** and an **Additional Residential Dwelling Unit in a separate Building** on the same **Lot**."

5. Section 4.25 of By-law (1995)-14864, as amended, is hereby further amended as follows:

- 5.1. Table 4.25, Row 1, is amended by replacing "The whole of a **Single Detached Dwelling Unit**. A **Building** containing a **Lodging House Type 1** cannot contain an **Accessory Apartment**" with "The whole of a **Single Detached Dwelling Unit**. A **Lot** containing a **Lodging House Type 1** cannot contain an **Additional Residential Dwelling Unit** within the primary **Dwelling** or in a separate **Building** on the same **Lot**".

6. Section 5 of By-law (1995)-14864, as amended, is hereby further amended as follows:

- 6.1. Section 5.1.1 is amended by replacing "**Accessory Apartment** in accordance with Section 4.15.1" with "**Additional Residential Dwelling Unit** in accordance with Section 4.15.1".
- 6.2. Section 5.2.1 is amended by replacing "**Accessory Apartment** in accordance with Section 4.15.1" with "**Additional Residential**

Dwelling Unit in accordance with Section 4.15.1”.

- 6.3. Section 5.3.1.2 is amended by adding “**Additional Residential Dwelling Unit** in accordance with Section 4.15.1” as a permitted use.
7. Section 6 of By-law (1995)-14864, as amended, is hereby further amended as follows:
 - 7.1. Table 6.3.1.1 is amended by replacing “**Accessory Apartment**” with “**Additional Residential Dwelling Unit**” in the D.2 zone.
 - 7.2. Section 6.5.1 is amended by replacing “**Accessory Apartment** in accordance with Section 4.15.1” with “**Additional Residential Dwelling Unit** in accordance with Section 4.15.1”.
8. Part 1 of By-law (1995) – 14864, as amended, is hereby further amended as follows:
 - 8.1. Section 5.1.3.2.19, R.1B-19 zone, be deleted.
 - 8.2. Section 5.1.3.2.28, R.1B-28 zone, be deleted.
 - 8.3. Section 5.1.3.2.33.1, R.1B-33 zone, be deleted.
 - 8.4. Section 5.1.3.2.35.1 is amended by replacing “**Accessory Apartment** in accordance with Section 4.15.1” with “**Additional Residential Dwelling Unit** in accordance with Section 4.15.1”.
 - 8.5. Section 5.1.3.2.44, R.1B-44(H) zone, be deleted.
 - 8.6. Section 5.1.3.2.45.1 is amended by replacing “**Accessory Apartment** in accordance with Section 4.15.1” with “**Additional Residential Dwelling Unit** in accordance with Section 4.15.1”.
 - 8.7. Section 5.1.3.2.49.1 be deleted.
 - 8.8. Section 5.1.3.2.49.2.1 be deleted.
 - 8.9. Section 5.1.3.2.49.2.2 be deleted.
 - 8.10. Section 5.1.3.2.49.2.3 is amended by replacing “Maximum **Building Height**” with “Maximum **Building Height** for an **Additional Residential Dwelling Unit** in a separate **Building**, and by replacing “**Coach House**” with “**Additional Residential Dwelling Unit.**”
 - 8.11. Section 5.1.3.2.49.2.5 is amended by replacing “**Coach House**” with “**Additional Residential Dwelling Unit.**”
 - 8.12. Section 5.1.3.2.49.2.7 is amended by replacing “**Coach House**” with “**Additional Residential Dwelling Unit.**”
 - 8.13. Section 5.1.3.2.49.2.8 be deleted.
 - 8.14. Section 5.1.3.2.49.3 be deleted.
 - 8.15. Section 5.1.3.3.15.1 is amended by replacing “**Accessory Apartment**” with “**Additional Residential Dwelling Unit.**”
 - 8.16. Section 5.1.3.3.23.1 is deleted and replaced with the following:

“Permitted **Uses**
In accordance with Section 5.1.1 of this **Bylaw.**”
 - 8.17. Section 5.1.3.3.23.2.2 be deleted.

- 8.18. Section 5.1.3.3.24.1 is deleted and replaced with the following:
"Permitted **Uses**
 In accordance with Section 5.1.1 of this **Bylaw.**"
- 8.19. Section 5.1.3.3.24.2.4 is amended by replacing "**Garden Suite Dwelling Unit**" with "**Additional Residential Dwelling Unit** within a separate **Building** on the **Lot**" and by replacing "**Accessory Apartment**" with "**Additional Residential Dwelling Unit.**"
- 8.20. Section 5.1.3.3.24.2.4 ii) be deleted.
- 8.21. Section 5.1.3.3.24.2.4 iii) be deleted.
9. Part 2 of By-law (1995) – 14864, as amended, is hereby further amended as follows:
- 9.1. Section 5.2.3.2.1.3 is amended by replacing "**Accessory Apartment** in accordance with Section 4.15.1" with "**Additional Residential Dwelling Unit** in accordance with Section 4.15.1".
- 9.2. Section 5.2.3.6.1 is amended by replacing "**Accessory Apartment** in accordance with Section 4.15.1" with "**Additional Residential Dwelling Unit** in accordance with Section 4.15.1".
- 9.3. Section 5.2.3.7.1 is amended by replacing "**Accessory Apartment** in accordance with Section 4.15.1" with "**Additional Residential Dwelling Unit** in accordance with Section 4.15.1".
- 9.4. Section 5.2.3.8.1 is amended by replacing "**Accessory Apartment** in accordance with Section 4.15.1" with "**Additional Residential Dwelling Unit** in accordance with Section 4.15.1".
- 9.5. Section 5.2.3.30.2.6 be deleted.
10. Part 3 of By-law (1995) – 14864, as amended, is hereby further amended as follows:
- 10.1. Section 5.3.3.1.12.1 is amended by replacing "**Accessory Apartment** in accordance with Section 4.15.1" with "**Additional Residential Dwelling Unit** in accordance with Section 4.15.1".
- 10.2. Section 5.3.3.2.2.1 is amended by adding "**Additional Residential Dwelling Unit** in accordance with Section 4.15.1".
- 10.3. Section 5.3.3.2.10.1 is amended by adding "An **Additional Residential Dwelling Unit** is permitted in **On-street Townhouses** in accordance with Section 4.15.1".
- 10.4. Section 5.3.3.2.12.1 is amended by adding "An **Additional Residential Dwelling Unit** is permitted in **On-street Townhouses** in accordance with Section 4.15.1".
- 10.5. Section 5.3.3.2.14.1 is amended by adding "**Additional Residential Dwelling Unit** in accordance with Section 4.15.1".
11. Part 7 of By-law (1995) – 14864, as amended, is hereby further amended as follows:
- 11.1. Section 6.3.3.1.4.1 is amended by replacing "**Accessory Apartment** in accordance with Section 4.15.1" with "**Additional Residential Dwelling Unit** in accordance with Section 4.15.1".
12. Part 9 of By-law (1995) – 14864, as amended, is hereby further amended as follows:

- [illegible]

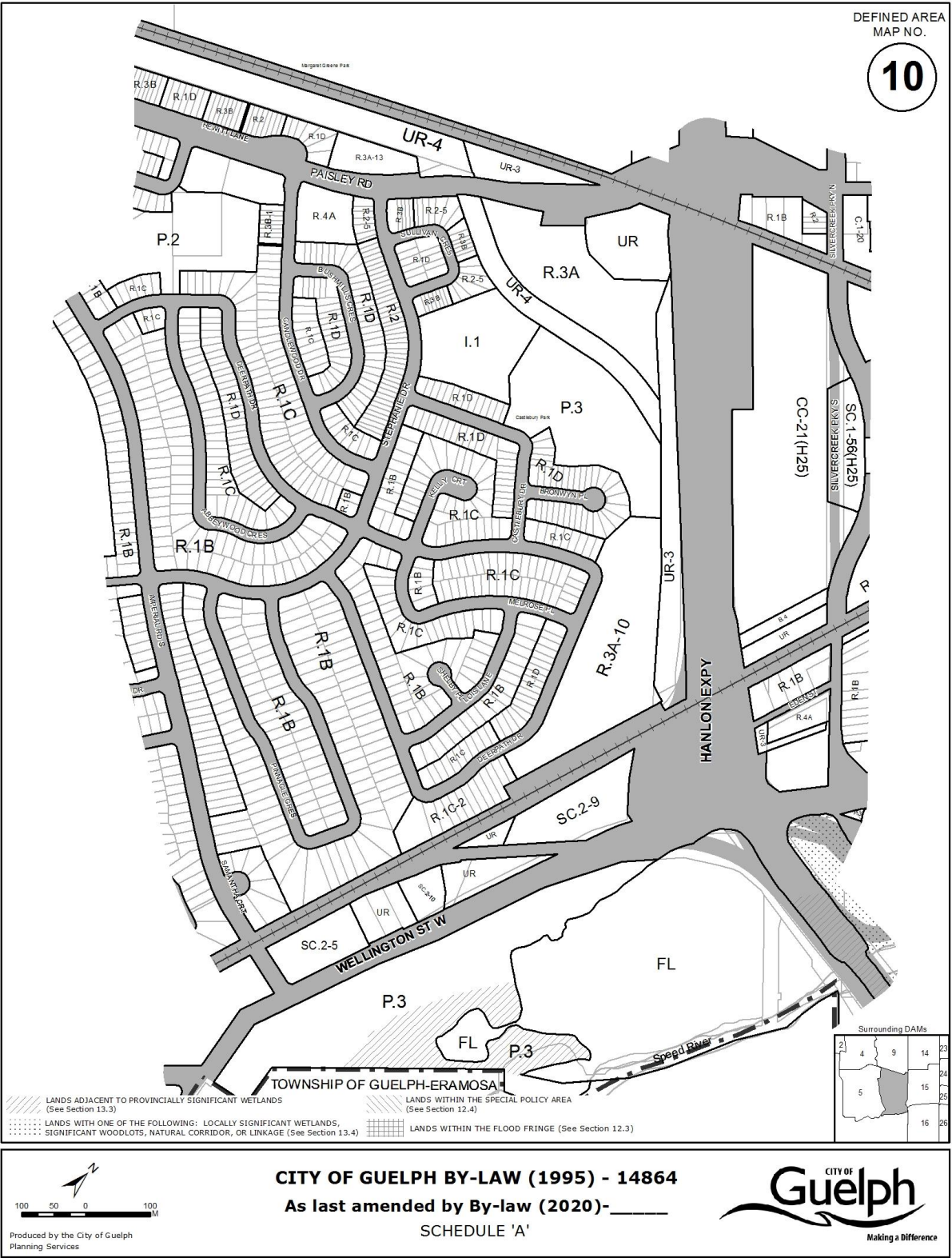
accordance with Section 4.15.1" with "***Additional Residential Dwelling Unit***" in accordance with Section 4.15.1".

- 12.18. Section 6.5.3.49.1 is amended by replacing "***Accessory Apartment***" in accordance with Section 4.15.1" with "***Additional Residential Dwelling Unit***" in accordance with Section 4.15.1".
 - 12.19. Section 6.5.3.50.1 is amended by replacing "***Accessory Apartment***" in accordance with Section 4.15.1" with "***Additional Residential Dwelling Unit***" in accordance with Section 4.15.1".
 - 12.20. Section 6.5.3.53.1 is amended by replacing "***Accessory Apartment***" in accordance with Section 4.15.1" with "***Additional Residential Dwelling Unit***" in accordance with Section 4.15.1".
 - 12.21. Section 6.5.3.54.1 is amended by replacing "***Accessory Apartment***" in accordance with Section 4.15.1" with "***Additional Residential Dwelling Unit***" in accordance with Section 4.15.1".
13. Part 16 of By-law (1995) – 14864, as amended, is hereby further amended as follows:
- 13.1. Table 14.1.5, Row 3, is amended by replacing "***Accessory Apartment***" with "***Additional Residential Dwelling Unit***".
 - 13.2. Section 14.7.1 is amended by replacing "***Accessory Apartment***" in accordance with Section 4.15.1" with "***Additional Residential Dwelling Unit***" in accordance with Section 4.15.1".
14. Schedule "A" of By-law (1995)-14864, as amended, is hereby further amended by deleting Defined Area Map Numbers 10, 24, 34, and 45 and replacing them with new Defined Area Map Numbers 10, 24, 34, and 45 attached hereto as Schedule "A".

Passed this [day of the month] day of [month], 2020.

Cam Guthrie, Mayor

**Stephen O’Brien, City Clerk [or]
Dylan McMahon, Deputy City Clerk**



EXPLANATION OF PURPOSE AND EFFECT FOR BY-LAW NUMBER (2020)-XXXXX

1. By-law Number (2020)-XXXXX has the following purpose and effect:

This By-law authorizes an amendment to the City of Guelph Comprehensive Zoning By-law (1995)-14864, which is intended to delete, modify and introduce new regulations to the text and maps related to Additional Residential Dwelling Units.

The purpose of the Additional Residential Dwelling Unit Amendment is to update the accessory apartment, coach house and garden suite regulations in accordance with policies and regulation for additional residential units in the Planning Act.

The effect of the proposed Additional Residential Dwelling Unit amendment is to update definitions, modify section 4.15.1, general provisions for residential intensification, update permitted uses and parking requirements, and update specialized zones.

The proposed amendment would delete, modify or introduce new regulations related to Additional Residential Dwelling Units, including:

- New definitions;
- New General Provisions and parking standards;
- Permitted uses;
- Specialized residential zones.

Lands affected by this amendment include lands zoned Residential R.1, R.2 and R.3B, R.1B-19, R.1B-28, R.1B-33, R.1B-35, R.1B-44(H), R.1B-45, R.1B-49(H), R.1C-15, R.1C-23, R.1C-24, R.2-2, R.2-6, R.2-7, R.2-8, R.2-30, R.3A-12, R.3B-2, R.3B-10, R.3B-12, R.3B-14, Office Residential (OR), OR-7, OR-8, OR-9, OR-10, OR-11, OR-13, OR-17, OR-20, OR-21, OR-22, OR-23, OR-24, OR-25, OR-28, OR-33, OR-34, OR-36, OR-49, OR-50, OR-53, OR-54, Downtown D.1-3, D.1-24, Downtown D.2, and D.2-13 in Zoning Bylaw (1995)-14864, as amended.

The proposed zoning amendment was considered by Guelph City Council at a Public Meeting held on July 13, 2020.

Further information may be obtained by contacting Infrastructure, Development and Enterprise at 519-837-5616, extension 3314, City Hall, Guelph, Ontario.

Persons desiring to officially support or object to this zoning amendment must file their support or objection with the City Clerk, City Hall, Guelph, as outlined on the page entitled "Notice of Passing".

Attachment 3- Additional Residential Dwelling Unit Review Survey Response Summary

Additional Residential Dwelling Unit Review Survey Response Summary

1. Purpose

The Additional Residential Dwelling Unit Review Survey was undertaken to gain a better understanding of the public's views on draft regulations released as part of a discussion paper and statutory public meeting concerning amendments to the City's Official Plan and Zoning Bylaw to conform to provincial legislation. Additional Residential Dwelling Units (also known as accessory apartments) include additional units within the primary dwelling unit and additional units in a separate building on the same lot as the primary dwelling unit. Currently, the City's Zoning Bylaw permits accessory apartments within a primary dwelling unit and coach houses have been permitted through site specific zone changes. Provincial legislation introduced in 2019 requires municipalities to allow both an additional residential unit within a primary dwelling and on the same lot as a primary dwelling resulting in three units on a lot.

2. Method

The survey was posted on the City's Have Your Say platform on June 18, 2020 coinciding with the date of the City's notice of the statutory public meeting on the draft amendments. Information about the survey was included in the public meeting notice, the notice advertised in the Guelph Mercury Tribune, and the public meeting report. The public meeting notice was sent to the Comprehensive Zoning Bylaw Review mailing list, neighbourhood groups, County of Wellington, local school boards, and other interested agencies, parties and individuals.

Initially, the survey was to be posted for six weeks ending on July 31, 2020. However, at the public meeting concerns were expressed with consulting over the summer period. The survey was subsequently extended until September 13, 2020. As part of the extension, an additional email was sent to the project mailing list and a social media campaign was included to advertise the survey. The social media campaign highlighted stories of different populations that might be interested in the regulation changes. A total of 283 responses were received with 128 responses received by July 31st and the remaining 142 responses received after the original expiry date.

The survey included 25 questions. The first three questions asked respondents if they lived in Guelph, currently owned a property with an accessory apartment or coach house, and if they currently lived in an accessory apartment or coach house. This would provide an opportunity to sort responses if deemed relevant. The results did not warrant this additional analysis since overwhelmingly respondents lived in Guelph, did not own a property with an accessory apartment or coach house, and did not live in an accessory apartment or coach house.

Eleven questions asked respondents the level of agreement with the draft regulations ranging from strongly agree, somewhat agree, neutral, somewhat disagree and strongly disagree. The questions asked about:

Additional Residential Dwelling Unit Review Survey Response Summary

- Size of units
- Number of bedrooms
- Location of separate building with units on a property
- Height of separate buildings with units
- Preservation of the existing character of the main building façade
- Pedestrian access to separate buildings with units
- Number of parking spaces required

Respondents were able to provide additional comments on each of the eleven regulation questions. Comments received have been summarized by theme. In addition, they are organized by the level of agreement respondents showed to the draft regulation, i.e. strongly and somewhat agreed, neutral, strongly and somewhat disagreed. In general, respondents tended to provide additional comments if they disagreed with proposed regulations.

Respondents were required to self identify however they did not have to respond to all questions. Self identification permitted the geographic spread of respondents to be tracked and the potential to ensure that only one response from a respondent was recorded. Approximately 45% of respondents lived south of Wellington Road, 27% lived west of the Speed River and 25% lived east of the Speed River. The remaining 3% of respondents lived out of town.

Summary of Key Findings

Respondent Characteristics (Questions 1-3)

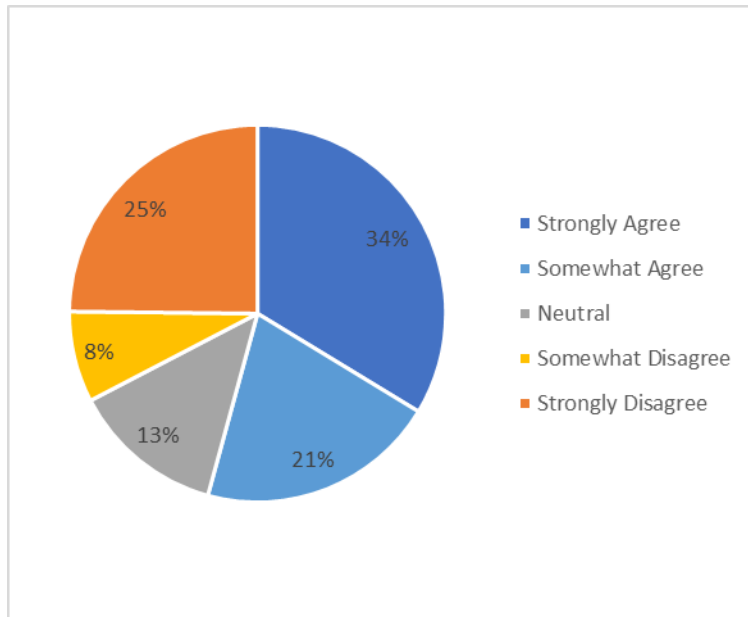
- 97% of respondents lived or owned property in Guelph
- 17% of respondents currently own a property with an accessory apartment or coach house
- 2% of respondents currently live in an accessory apartment or coach house

Regulation Responses (Questions 4-11)

Question 4

The discussion paper recommends increasing the permitted size of additional residential dwelling units within the primary dwelling to be no greater than 50 per cent of the total net floor area of the primary building. How strongly do you agree or disagree with this recommendation?

Additional Residential Dwelling Unit Review Survey Response Summary



Total Number of Responses: 282

Comments:

Strongly and Somewhat Agree (57 Comments)

- Should be ancillary and less than primary dwelling unit area
- 50% would essentially create a duplex, which is the main dwelling?
- Should allow up to 49%
- Permit 50% if unit below 1,000 square feet
- Permit use of entire basement, especially a bungalow
- Vary rules based on whether primary dwelling is a bungalow or two storey
- Support proportional limit with an overall size limit
- Setbacks and space between dwellings important not minimum or maximum size
- Provide flexibility based on building types and number of storeys, e.g. backsplits
- Increases flexibility and functionality of units and improves marketability
- Need larger units to house more people, multigenerational families, young families with children, space for laundry, storage, etc.
- Ensure infrastructure, especially parking, can handle increased capacity
- Not interfere with neighbours' privacy or enjoyment of property

Neutral (5 Comments)

- Permit entire use of basement in a bungalow
- Larger units needed since hard to find affordable housing for more than one person
- Units need to be large enough to ensure safety and dignity
- Would encourage more absentee landlords

Additional Residential Dwelling Unit Review Survey Response Summary

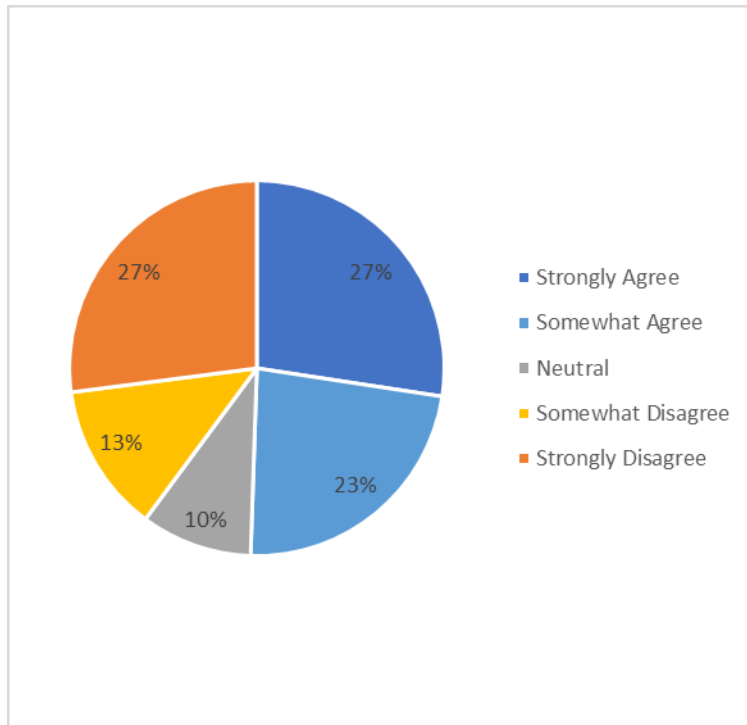
Strongly and Somewhat Disagree (60 Comments)

- Depends on dwelling type, allow more for a bungalow, e.g. 60% to 70%
- Should be 100% of building footprint, support 75%
- Should relate more to size of lot, parking and lot coverage
- Should be 50% of ground floor area
- Some respondents stated that 50% is too high, others that it should be 40% or less, and others stated it should be 30% or less
- Maximum of 40% and not exceed 550 square feet
- Agree with 45%, keep current rules and enforce, what is the rationale for the change
- Should limit size to a bachelor unit
- This would automatically allow a single detached dwelling to be a duplex
- As small as possible, not two storeys and not so close to neighbour's dwelling
- Size doesn't matter. Need housing opportunities and not limit rental space
- Concerned it will increase student housing and absentee landlord problems and other issues such as parking, road congestion, noise, privacy, loss in property value
- Investors ruining neighbourhoods and greenspace
- Too high for a university town
- Increased pressure on schools, amenities, parking
- Need to evaluate each application
- Every increase in percentage will be pushed over allowable limits
- Privacy already lost with houses so close, should allow 14 foot fences in back and side yards
- Concern with loss of absolute size which will lead to larger units and more people
- Parts of City shouldn't have any additional residential units
- Permit outside of heavily populated subdivisions with higher percentage of owners than renters

Question 5

The discussion paper recommends that additional residential dwelling units within a separate building not be greater than 50 per cent of the total net floor area of the primary dwelling and not more than 30 per cent of the of the area of the yard it is located in, whichever is smaller. How strongly do you agree or disagree with this recommendation?

Additional Residential Dwelling Unit Review Survey Response Summary



Total Number of Responses: 281

Comments:

Strongly and Somewhat Agree (34 Comments)

- Helps create more rental and affordable living space with larger units increasing functionality for variety of users
- 30% yard coverage overly restrictive
- 30% yard coverage seems low
- % of yard coverage inadequate unless tied to physical sizes/dimensions
- Should be based on square footage of lot to determine number and size of dwellings on a lot
- Avoid creating another full house
- Specify minimum size, tiny homes good option
- Support two storeys or loft style
- Should be single storey and permit a basement
- Space between next residence more relevant than space on property
- Need some variability, need places to live, not slums
- Can impact different neighbourhoods in different ways
- Disagree with separate buildings
- Keep to 0.6m not 3m since reflective glass can be used on windows for privacy
- Preserve green open space and don't overcrowd City
- Parking an issue

Additional Residential Dwelling Unit Review Survey Response Summary

Neutral (7 Comments)

- Should limit to 50% to help properties with laneways and increase density, 30% limits properties
- Consider increasing yard coverage if green roof
- Don't like idea of people living in garages
- Depends on size of yard, location of yard and services to property

Strongly and Somewhat Disagree (74 Comments)

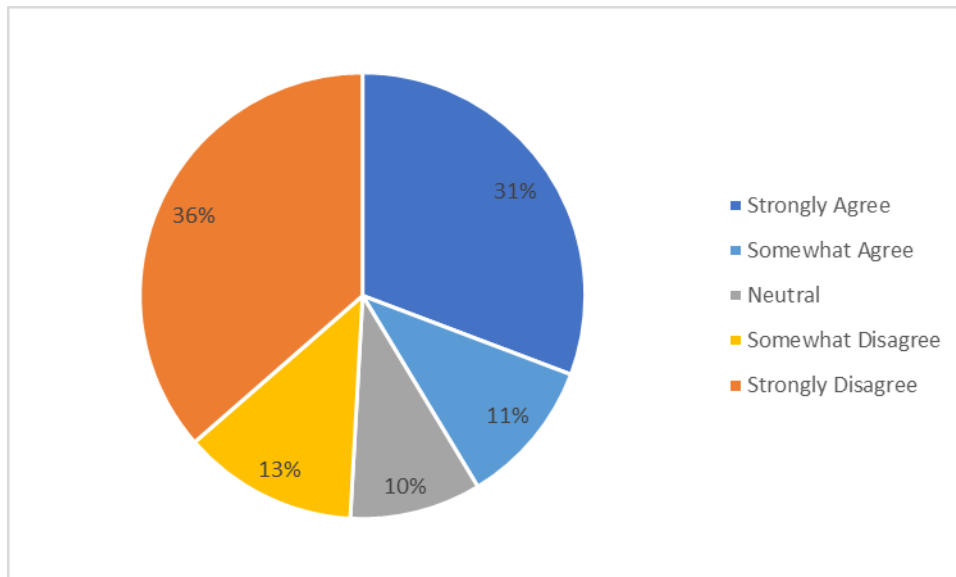
- Don't support second unit on lot
- Leave part of City with no additional residential units
- Build into new designation areas and leave existing residential areas alone
- If lot large enough split lot and build second house to zoning regulations
- Surely enough room to build multi-residential units
- Should be smaller, some respondents stated that it should be 45%, some suggested 40%, and others suggested 30% of primary dwelling floor area
- Yard coverage too high, should not be more than 25% of yard
- Too restrictive
- Affordable rental housing needed
- Limit to one or two people. A large home on a large lot could have a very large second unit, e.g. 1,000 square feet
- Too small, could be limiting, suggest 80% of primary dwelling to a maximum of 100 square feet
- Need to choose appropriate properties and not have new buildings take over nice neighbourhoods and schools
- More universal size limit. I have a small house on a double lot and a large house on a single lot would be permitted a larger additional unit
- Unfairly limits to homes with large yards
- Two storeys totally unacceptable, bigger problems since unit can be larger and fit more people
- Better protection of setbacks and green space
- Yard coverage without merit, perhaps dwelling space is better use of yard
- Should be based on yard size not house size
- Orientation of the proposed structure in relation to adjacent property's needs to be considered. Could be larger if orientation not disruptive
- Should use maximum floor area and maximum lot coverage for total dwellings on lot
- Why does it matter, infers that accessory dwelling inferior to primary dwellings
- Entice more absentee landlords, investor cash cow, student housing, Airbnb
- Concerns with parking, poor property maintenance, garbage, overcrowding, increased noise, privacy, light pollution, decrease green space and trees
- Destroy neighbourhood quality, contribute to slums

Additional Residential Dwelling Unit Review Survey Response Summary

- Can't build a house that close to lot line, why permit a second house that close
- Too many large houses on tiny lots

Question 6

The discussion paper recommends increasing the number of bedrooms permitted to allow a maximum of three (3) bedrooms. How strongly do you agree or disagree with this recommendation?



Total Number of Responses: 283

Comments:

Strongly and Somewhat Agree (31 Comments)

- Three bedrooms is a good size or more. Two bedrooms can be limiting
- Increases flexibility of space and housing options. Will help with affordable housing for families, new Canadians, downsizers. Work from home office space
- Where is the logic in limiting accessory apartments to two bedrooms yet construction of high-rises approved in residential neighbourhoods
- If space permits and its safe
- Each bedroom should have a minimum size
- Limit will help manage student housing concerns
- Number of bedrooms shouldn't matter if other criteria fits
- Three bedrooms for accessory apartments however only one bedroom for coach house
- Why force people to live in illegal dwellings or commute. Build to Ontario Building Code

Additional Residential Dwelling Unit Review Survey Response Summary

- If the size of dwelling is increasing so should the number of bedrooms
- Parking and overcrowding could become issues. Puts pressure on neighbourhood
- There are enough 4 to 7 bedroom houses. Need more affordable smaller units with one to two bedrooms
- Will allow units to suit families instead of students. Could create separate license for apartment housing three unrelated people
- Will ensure safety of residents by being upfront with design and allow homeowners more potential income

Neutral (11 Comments)

- Should not limit number of bedrooms
- Should be two plus bedrooms
- Could base on percentage of square footage of dwelling
- Good to support families with children, however concerned with three unrelated student use
- How would the incorporation of innovative sleeping spaces in tiny houses be counted?
- Exact number of bedrooms should not be the criteria. Intent should be to increase unit availability

Strongly and Somewhat Disagree (88 Comments)

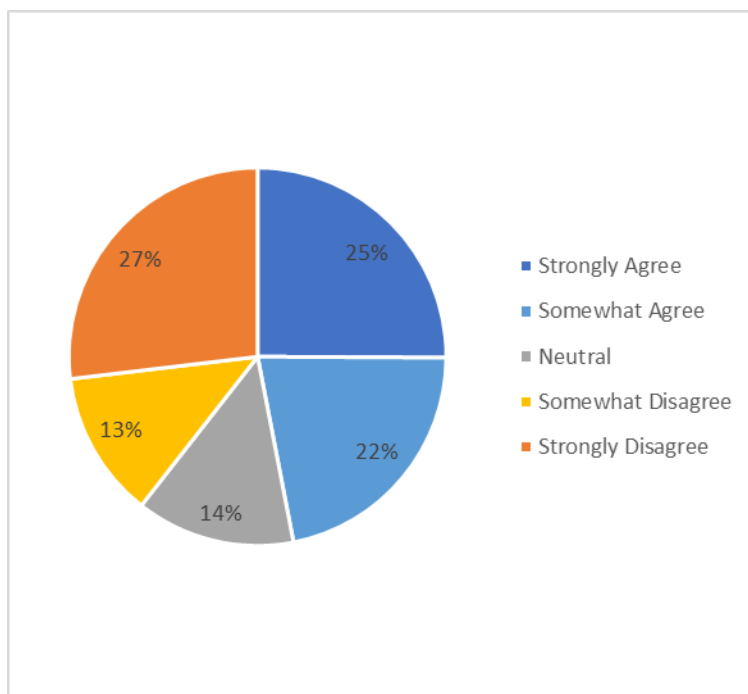
- Smaller units and not for multi family living
- One bedroom, bachelor maximum
- Two bedroom maximum so only suitable for adult children, elderly or small families
- What sort of accessory flat needs a three bedroom other than Airbnb or student slum
- Essentially a duplex. If you want a duplex apply for one. Essentially a separate house
- Don't limit bedrooms since could limit access to desperately needed rental housing
- Cap to two bedrooms or total number of bedrooms on the property. Could have over ten bedrooms on one property that is deemed as low density residential.
- Use a tiered approach and base on house size, e.g. 3,000 square feet could have three bedrooms
- If the rationale for moving from two to three bedrooms is about the use of special purpose rooms and lack of enforcement, worried that a three bedroom would become a four bedroom
- Concern with special purpose rooms becoming bedrooms, e.g. office, gym and sewing room. Prohibit special purpose rooms

Additional Residential Dwelling Unit Review Survey Response Summary

- Concerns with parking, cluttered driveways, students, overcrowding, privacy, noise, absentee and slum landlords, investment properties, lower neighbourhood property values
- Infrastructure capacity issues such as sewage, water and roads etc.
- Concerns with loss of green space and views
- Disagree unless number of vehicles and parking are restricted
- Essential that larger families have sufficient bathrooms, good size kitchen and laundry room to live well. Bedrooms can be shared
- Shouldn't be permitted in certain zones in the City
- More bedrooms means more people, is review limiting number of people or beds
- Don't permit separate buildings

Question 7

The discussion paper recommends deleting the regulation requiring the preservation of the external building façade, meaning that two front doors could be created for a single detached dwelling. How strongly do you agree or disagree with this recommendation?



Total Number of Responses: 279

Comments:

Strongly and Somewhat Agree (31 Comments)

- Each "home" should have an entrance not just one per building
- Depends on visual result of change, could be nice or distract

Additional Residential Dwelling Unit Review Survey Response Summary

- As long as balanced architectural composition, maintain streetscape and conforms to property standards
- Unless historic residence, should designate architecturally significant structures
- Manage design through urban design guidelines
- Reduce restrictions and increase density using existing units
- Façade appearance shouldn't be a limitation
- Permits more functional space, better noise separation, efficient use of interior spaces and cost effectiveness
- Should not be permitting "Poor Doors" through zoning
- Not sure interior connection needed if there is a separate exterior entrance
- Should access units from side or rear
- Private entry is a big deal in a post COVID world
- Sounds like a duplex, why not make duplexes easier to create
- Should note how big a building needs to be to permit two front doors
- Do not support two additional residential dwellings on a lot

Neutral (7 Comments)

- Architectural preservation important especially in older sections of the City
- Okay as long as not a way to sneak in rental units
- Prefer this over an additional residential unit in a yard
- It may be that each situation is unique and should be decided individually

Strongly and Somewhat Disagree (52 Comments)

- Regulation needed to preserve look of homes, maintain facades and street appeal, look and feel of neighbourhood especially in older neighbourhoods
- Changes often destroy the appearance of the building and neighbourhood
- Additional front door access compromises the look, feel and value of a residence and neighbourhood
- Front doors mean added mail and people congregating outside, especially if there is a shared porch. Too many unrelated people at the same address. Could mean over 10 people accessing the building at any one time creating tension between renters and homeowner occupants. Second door at back or sides would have less disturbance of people going in and out of residence
- This city defines itself on the older style being maintained and to have continuity throughout. Keep original historical style
- Treat on a case by case basis. Some buildings may accommodate but expect in most cases a side entrance preferred
- Worry about deregulating this leading to shoddy external additions and look of unit by do it yourself investor
- Will encourage more investors to buy rental properties killing the neighborhood feel and force current owners that live year round out
- An invitation for a slum. Absentee landlords don't care what building looks like or if changes are safe

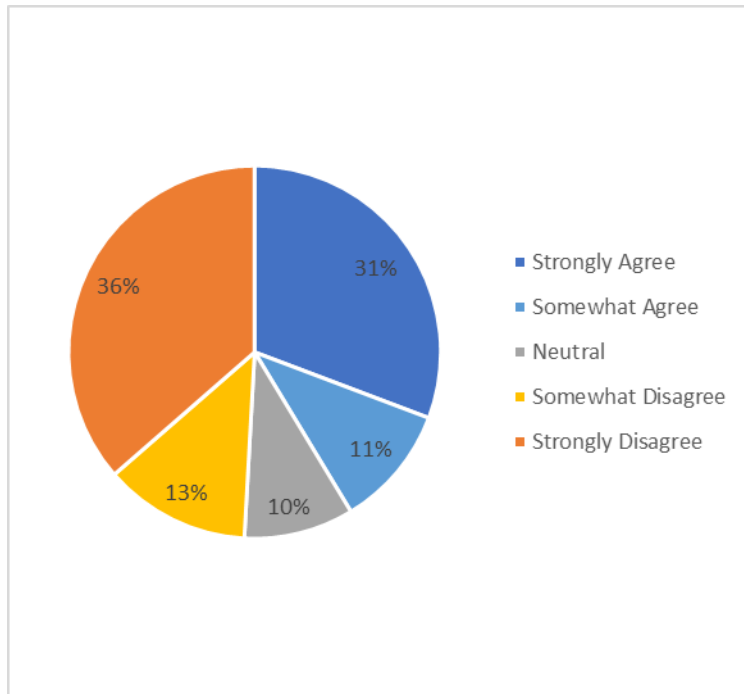
Additional Residential Dwelling Unit Review Survey Response Summary

- Slippery slope. Might be easier to add a door to the facade but with no specific urban design guidelines in Guelph, I wonder how sensitivity this will be done by a profit-oriented absentee landlords
- Bigger issue is how traffic in/out of both houses will be managed and parking
- Modified garage doors to create a second front door don't look nice
- Use creative options for creating a secondary access that do not affect the look of the original building and the feel of a family neighbourhood of single family homes (side doors, garage doors, new entrances etc.)
- They shouldn't have to be exactly the same, but perhaps have some similar features that connect them
- If the intention of the change is to allow two doors, say this. Don't make such a broad change
- Why require a front door if a side door accommodates the same result?
- Second door should be on side of house, unless a new build in an area where it can be properly integrated
- New areas should be designated where these additional dwellings can be built so a buyer is aware
- Additional units do not need to be in all residential zones. Buildings need to be designed at the time of construction as a multiple unit thereby needing the requirement for the preservation of the external building façade
- Not appealing or safe. Entry points out of view could be broken into
- Guelph needs to have developers build affordable housing. Homeowners setting up large secondary dwellings in their back yards for students and other low-income tenants is not a substitute.
- Keep the old bylaw wording, one entrance and maintain character of dwelling
- Destroying existing neighbourhoods, negative to those already living in neighbourhood and would decrease property values
- Don't support two doors essentially turning single family homes into duplexes. If want duplex tear down house and build a duplex
- Why don't we just tear the houses down and build a bunch of row houses?
- Increased density will create parking, noise and property standards issues.
- Student rental problems already, unkept rental properties, will deteriorate an already compromised situation. Not fair for families
- Terrible idea, the city will be ugly, bad idea to change exterior

Question 8

The discussion paper recommends that a regulation be added to establish a maximum height for an additional residential dwelling unit in a separate building, of two storeys with an overall maximum building height of 6.1 m. How strongly do you agree or disagree with this recommendation?

Additional Residential Dwelling Unit Review Survey Response Summary



Total Number of Responses: 283

Comments:

Strongly and Somewhat Agree (34 Comments)

- Should match or be lower than primary dwelling
- Base on height of primary dwelling, i.e. if 2.5 storeys permit 2 storeys, if 1.5 storeys permit 1 storey
- Limit to one storey, privacy issues for neighbours, sun exposure
- Allow greater building height. 6.1 metres is barely two storeys
- Easier than fitting it into 3.6 metres
- Provided height is measured to roof mid-point. Otherwise, may be too restrictive
- Two storey is better use of land, provides more living space and may be required for smaller lots
- Depends on how close to adjacent properties and homes
- Depends on neighbourhood, maintain character
- Specific urban design guidelines needed
- Lift height restriction
- Tempting for greedy absentee landlords with no care for community

Neutral (3 Comments)

- Should be similar height and style as current neighbourhood. Different heights for different areas

Additional Residential Dwelling Unit Review Survey Response Summary

- Each case requires review

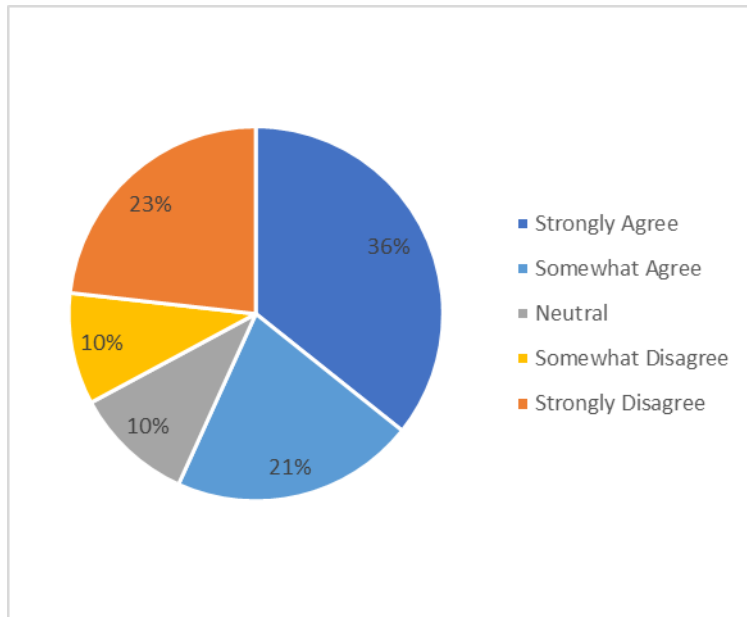
Strongly and Somewhat Disagree (83 Comments)

- Limit to one storey
- One storey and maintains character of primary dwelling
- Suggest 1.5 storeys
- Need to be higher if want a garage beneath unit. Garage height approximately 3 metres. One storey 2.5 metres wouldn't leave enough room for roof trusses or two storeys above.
- Should match or be lower than primary dwelling
- Not exceed height of buildings on the lot nor the height of buildings on adjacent lots
- Only if building lower than roof line of primary dwelling
- Allow building height greater than 6.1 metres
- Why 6.1 metres, why not 6.432 metres. Can this be paired to existing dwelling height or otherwise?
- A family unit is 900 square feet and doesn't need two storeys. If there isn't enough room on the lot with the other rules in place there isn't enough space
- Over one storey should require neighbour's approval, variance, special limiting conditions and review
- Too high, neighbour's privacy, views, sun exposure, airflow, gardens, trees, electrical wires
- Additional students, absentee and investor landlords will maximize properties further deteriorating already compromised situation (crowding, parking, noise, etc). Will decrease property values
- Conform to existing structures in area
- Not sure having a blanketed two storey regulation is wise
- Disagree with how close a two storey building would be to people's backyards
- Allow some flexibility. Intent should be to increase availability of units
- Will fence height be able to increase?
- Okay with having an accessory unit above garage of an existing home.
- Don't support additional residential dwellings on the same property

Question 9

The discussion paper recommends that an additional residential dwelling unit in a separate building be allowed in an interior side yard or rear yard. How strongly do you agree or disagree with this recommendation?

Additional Residential Dwelling Unit Review Survey Response Summary



Total Number of Responses: 280

Comments:

Strongly and Somewhat Agree (29 Comments)

- Should not be a limitation. Will help increase the availability of units
- Infilling is an environmentally friendly means of creating additional housing
- Provides a much nicer living environment for accessory accommodation
- Depends on size and lot shape should determine location
- Should allow "tiny homes" including off-grid (solar, compost toilet, etc.)
- Access must be considered, not through existing house for fire safety
- Allow room for privacy screens
- Required green space is important so setbacks must be met.
- Prefer behind existing house or similar place for a corner lot
- Side yards may not be large enough. Where are cars going to park?
- Coach house in front would be disruptive visually
- Should also be accommodated in front yards for properties with generous setback from the street compared to adjacent neighbours and larger front than rear yard. Will allow property owners to "fill in" streetscape with gentle density that does not disturb street character
- Should not interfere with neighbour's view
- City should address light pollution, excessively bright external lights and lights left on without a purpose are disruptive. This likely to get worse with apartments in backyards
- Many variables. Depends on distance from fence line, orientation of entrance, height and size. A garden shed sized in the corner of a yard with entrance facing away from fence much more tolerable than a two storey 1000 square foot structure with windows facing neighbouring yards

Additional Residential Dwelling Unit Review Survey Response Summary

Neutral (6 Comments)

- Front yard an option for lots with large setbacks in older areas of the city
- Depends on size of yard
- Strict guidelines for side yard setbacks must be adhered to
- Needs to be compatible with existing built characteristics of neighbourhood and have design guidelines
- Assess each individual case to ensure strong protection for neighbouring properties
- Driveways shouldn't be widened partially to maintain soft landscapes

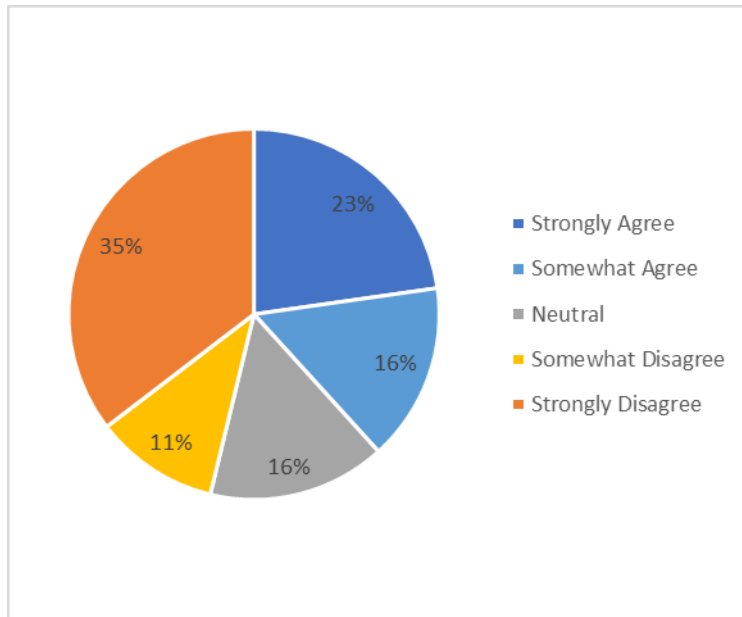
Strongly and Somewhat Disagree (52 Comments)

- Should be required to go through OPA, ZBA, variance and agreement of adjacent landowners
- Each application assessed for how it would impact surrounding neighbours
- Not in side yard and should be small, low and proportionate in rear yards
- Side yard could become cluttered, crowded and an unappealing streetscape
- Exterior side yard makes sense on a corner lot provided no sight line issues
- Should be permitted in front yard if yard quite large
- Depends on lot size. Might work on large lot. Should be a minimum lot size
- Should be hidden by front view
- Provided present distances apply between new building and property lines
- Concerned with absentee landlords and creating more "student ghettos"
- Limit to one storey, 45% of total net floor area of primary dwelling, not more than 30% of yard, maximum of two bedrooms with no "special interest rooms", 3 metre side and rear yard setback, entrance at rear or side and a 1.5 metre wide unobstructed pathway
- Don't permit, don't need more people in these neighbourhoods
- Only permit in parts of the City, in new designated areas where people know what they are buying
- Impinges on neighbours' properties, backyards, parking, privacy, stress on green canopy and water supply, extra noise, decreased property values, security, rainwater/snow absorption, more runoff and potential flooding
- Opposed to in heavily "owner" verses "renter" subdivisions
- Will ruin neighbourhoods, changes culture of family neighbourhoods
- Concern with proximity to neighbouring properties, especially two storey units
- Need open space to enjoy and walk around especially with COVID

Question 10

The discussion paper recommends that an additional residential dwelling unit in a separate building be located a minimum of 0.6 metres from an interior side or rear yard. How strongly do you agree or disagree with this recommendation?

Additional Residential Dwelling Unit Review Survey Response Summary



Total Number of Responses: 277

Comments:

Strongly and Somewhat Agree (11 Comments)

- Too small. When the roof is added over the wall the resulting space is even less
- Should be 4 metres in keeping with most cases described in discussion paper
- Seems reasonable, appropriate
- Guelph is too restrictive. Cost of housing for University of Guelph verses McMaster is substantial
- Property owners should be able to do what they want
- Is that far enough? Could be higher for access to building from the property
- Important to allow room for plantings and greenspace for privacy and appearance
- Not large enough for windows under Ontario Building Code. Should be 1.2 metres as a minimum. More windows, larger setback

Neutral (9 Comments)

- Too small. Increase to 1 metre minimum
- Seems reasonable
- Should be a guide. If not suitable or easy to conform seek a practical solution
- Side yards should be same as the primary building. Modifications to the rear yard setback would need to be made
- Do not support a separate additional dwelling on the lot

Additional Residential Dwelling Unit Review Survey Response Summary

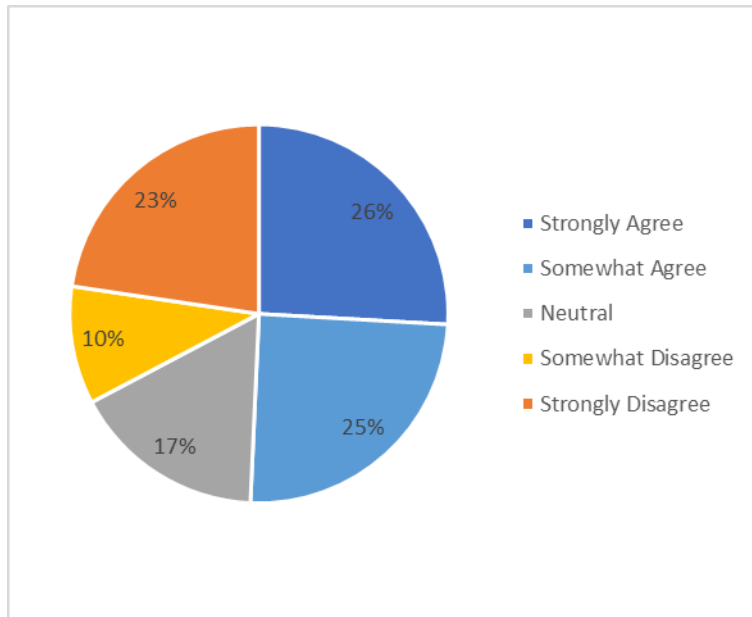
Strongly and Somewhat Disagree (85 Comments)

- Should be increased. Suggestions included: 1 metre, 1.5 metres, 5 feet, 3 metres, several metres
- 1 metre for single storey and double or more for 2 storey with possible exemptions for existing structures
- Should be the same as existing building
- Should be larger than the setback for accessory buildings since people are living in the buildings
- 1 metre better to provide room to make building repairs, mow lawn, reach eaves, open crank style windows.
-
- Too close especially if there is a building at or near lot line of adjacent property. 0.6 metres perfect space for garbage, litter or junk to accumulate
- Potential for a significant "wall" along property lines with height increases
- Depends on height, size, orientation of entrance and windows, location of unit on property and impact on neighbours
- Further unless abuts laneway, park, road or non-residential property
- Unless re-purposing an existing building. At least meet current building codes
- Smaller setback should be acceptable. Reduced to 0.3 metres due to limitations of area's within the City
- Why not eliminate setback?
- Need flexibility. Intent should be to increase availability of units
- Concern with loss of greenspace and gardens, views, sunlight, privacy, airflow, students, noise (people and air conditioners), parking, reduced property values
- Encouraging urban sprawl
- Consider drainage and maintenance
- Will change the use, feel and enjoyment of adjacent backyards, gardening
- Neighbours should have prior notification to present concerns based on predetermined criteria
- What is the purpose of the tiny gap?
- What a recipe for disaster. Ridiculous
- No accessory buildings on lot

Question 11

The discussion paper recommends that a two-storey separate building containing an additional residential dwelling unit have a minimum 3 metres interior side or rear yard setback where there is an entrance door or window adjacent to the property line. How strongly do you agree or disagree with this recommendation?

Additional Residential Dwelling Unit Review Survey Response Summary



Total Number of Responses: 278

Comments:

Strongly and Somewhat Agree (23 Comments)

- Not enough, increase to 5 metres
- Maintain setbacks of current buildings in area
- Should follow Ontario Building Code
- Should at least be chicken coop standards
- Disagree with two storeys
- Appropriate for doors but not windows
- Makes sense for windows, not sure about doors or windows unless part of living space
- Disagree with additional dwelling in yards to protect privacy
- Important to protect sunlight, privacy, safety, exit strategies and allow room for vegetation to obscure new view
- Neighbours should have opportunity to raise concerns within prescribed criteria to retain neighbourhood character and enjoyment of property

Neutral (7 Comments)

- Could be too large especially if not directly facing another habitable room
- Ensure enough room for safety exit
- Disagree with additional dwelling in yards
- Depends on yard layout. Be flexible to allow more tiny homes
- Would prefer one rule whether there are windows, doors or not. Seems strange to have a 0.6 metre rule and a 3 metre rule
- Not possible on most properties

Additional Residential Dwelling Unit Review Survey Response Summary

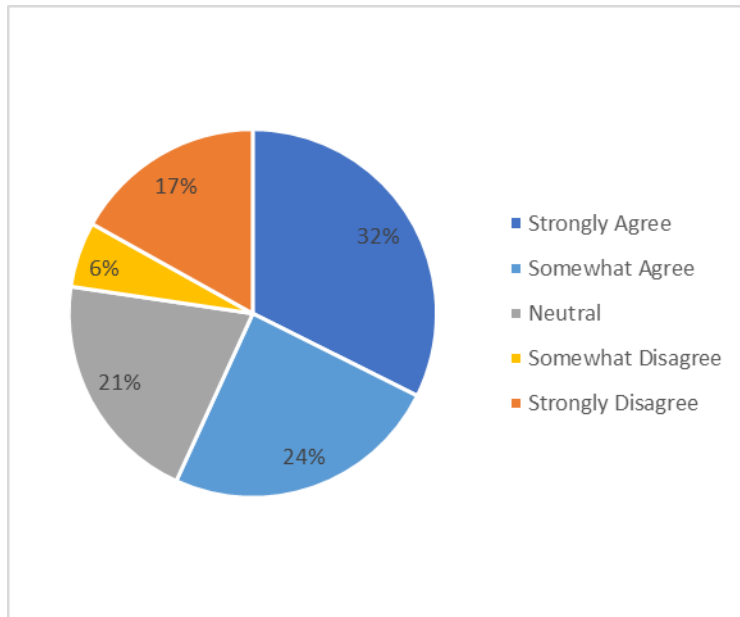
Strongly and Somewhat Disagree (49 Comments)

- Excessive, limiting, exceeds current setbacks, some respondents suggested 1-2 metres and others suggested 1.5 metres since many lots are only 30 feet wide
- Side yard to build a house is 1.5 metres, perhaps side yard should be different than rear yard
- Maintain existing side yards, meet Ontario Building Code
- Seems excessive given Ontario Building Code
- May need to be larger, 6 metres for privacy, neighbourhood integrity, property values
- Assess case by case
- Why is pedestrian access different between a one or two storey dwelling, emergency access?
- Should have to build a fence at a minimum
- Better and more creative privacy options, e.g. permanent fixed screens, window placement
- Disagree with two storeys
- Disagree with additional dwelling in yards
- Will deteriorate an already compromised situation with students
- Not possible on most properties
- Bad, enough, horrible planning

Question 12

The discussion paper recommends that a property with an additional residential dwelling unit in a separate building on the same lot, have a minimum of 1.2 metres unobstructed pedestrian access in the side yard leading to the entrance of the additional unit, unless access to the additional residential dwelling unit is provided directly from the street or lane. How strongly do you agree or disagree with this recommendation?

Additional Residential Dwelling Unit Review Survey Response Summary



Total Number of Responses: 278

Comments:

Strongly and Somewhat Agree (26 Comments)

- Appropriate, reasonable
- Important for safety (fire/EMS/police emergency access), privacy, open space and ability to move things in and out of dwelling
- Mobility access, wheelchair access (width and gradient), AODA compliant
- Separate access important that is not through existing dwelling or garage. Emergency access should be enabled.
- May be a challenge in older neighbourhoods
- Opens the door to backyard rentals to non-family. Not 'granny flats' or 'mother-in-law suites.'
- Should increase, suggestions included minimum of 1.5 metres, 3 metres, 5 metres.
- Flexibility needed to increase availability of units
- Path should be allowed to curve around a tree
- Encourage walking or cycling with less car usage
- Laneway access better
- Parking?

Neutral (6 Comments)

- Increase distance
- Would lose houses with 2 foot side yards
- Agree with separate entrance from street
- Ensure enough space for police and fire trucks

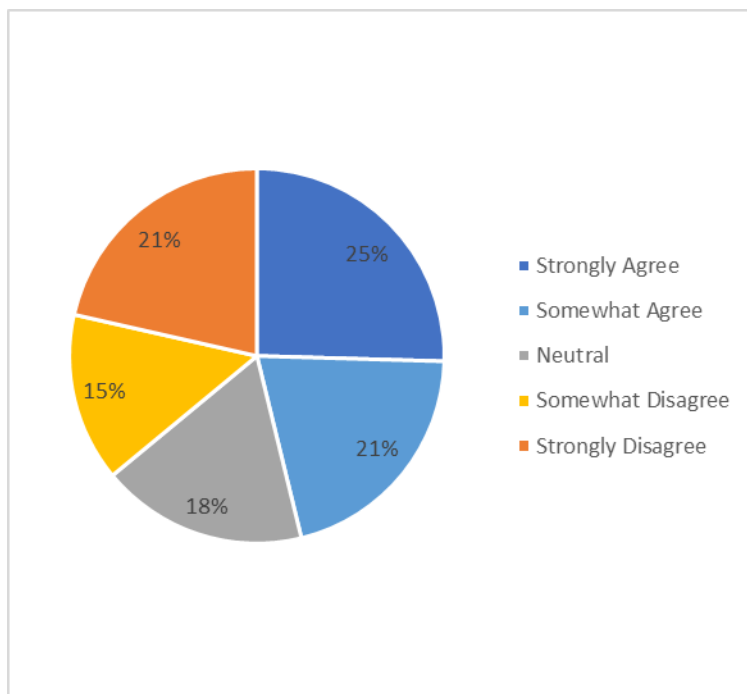
Additional Residential Dwelling Unit Review Survey Response Summary

Strongly and Somewhat Disagree (30 Comments)

- Don't regulate, be optional
- Could reduce slightly, .9 metres
- Most lots cannot accommodate
- Should increase, suggestions included 1.6 metres, 2 metres, 3 metres
- Be flexible. Gas metre or window well could reduce space available
- Specify accessibility for mobility devices
- Interior side yard should match dwelling requirement in zone
- Don't support, losing green space, a two storey, three bedroom 200 foot rental in backyard would be a disaster

Question 13

The discussion paper recommends a regulation be added to establish a minimum distance of 3 metres between the primary dwelling and the additional residential dwelling unit in a separate building on the same lot. How strongly do you agree or disagree with this recommendation?



Total Number of Responses: 275

Comments:

Strongly and Somewhat Agree (19 Comments)

- Protects sunlight, outdoor amenity space, access, privacy fence
- Maintain current setbacks

Additional Residential Dwelling Unit Review Survey Response Summary

- Bigger issue is distance from property line.
- Why more space for owner than neighbours?
- Decrease space if less infringement on neighbours
- Could increase depending on height and entrance location
- Too small, 5 metres, 10 metres suggested

Neutral (6 Comments)

- Should increase housing options provided they are safe and accessible
- Placement important to minimize negative impact of separate building housing three or more people on neighbouring properties
- Would block some projects

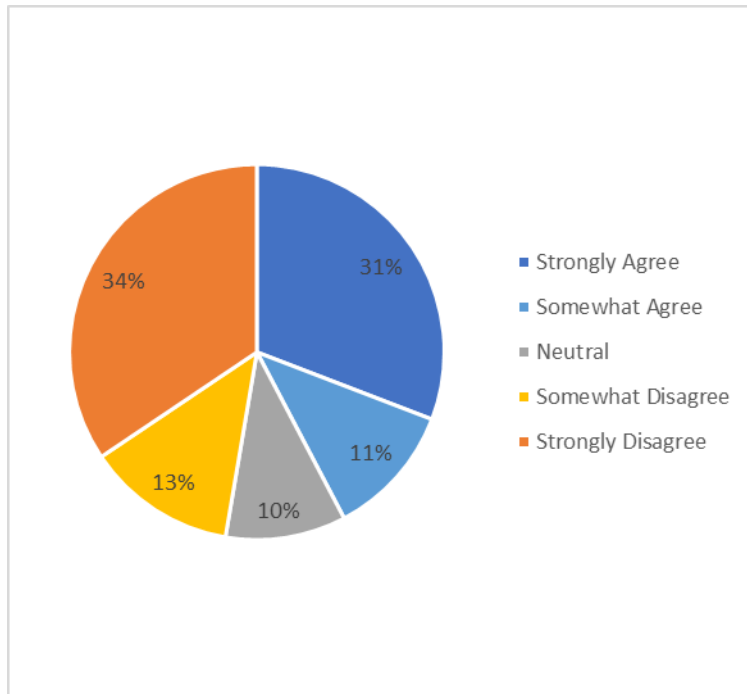
Strongly and Somewhat Disagree (50 Comments)

- Why does it matter if owner doesn't mind
- Could be closer to neighbour's house than house on lot. Owner gets 3 metres and neighbour 0.6 metres?
- Too restrictive, limits new housing stock. Suggestions included 1.2 metres, 1.5 metres, 2 metres
- Only benefits larger properties and people with money
- Should be a ratio depending on height
- Too small for a two storey
- Don't permit, find better ways to densify than stuffing new houses on small lots
- Increase, suggestions included 4 metres, 5 metres, 10 metres
- Infrastructure capacity
- Student rental concerns
- Suggest different rules for existing properties verses new builds

Question 14

The discussion paper is further recommending that existing lots that have no legal off-street parking space for the primary dwelling, as of the date of the passing of the bylaw, be exempt from providing parking spaces for additional residential dwelling units. How strongly do you agree or disagree with this recommendation?

Additional Residential Dwelling Unit Review Survey Response Summary



Total Number of Responses: 279

Comments:

Strongly and Somewhat Agree (42 Comments)

- There should be no parking requirements for any additional residential dwelling units
- Parking can be reduced with arrival of self-driving cars and should be building safe and efficient transit
- Many of the residents won't have cars, may car share, walk, bike, use transit. Could fluctuate
- If tenant doesn't need space why make parking mandatory. Can opt to live in an apartment without parking
- Housing is more important than storage of cars which takes away city's ability to provide adequate housing
- Commit more to walkable neighbourhoods.
- Elitist, pro-poverty, anti-environmental. Some people can't afford cars or drive anymore. Rental housing without parking will be more affordable
- If Guelph is investing in non-car transportation infrastructure, parking should not be a hard requirement
- Many houses especially in older sections of towns could benefit from additional housing, these are some of the best walkable neighbourhoods and would be limited by parking
- More flexibility in older part of town so front yards could be used when no other parking option on site

Additional Residential Dwelling Unit Review Survey Response Summary

- Exemption in older homes where only 1 legal off-street parking space. Often these areas permit year round street parking
- Permit exemptions where parking limited, e.g. permit a very small parking space with landscaping of majority of front yard
- Seems onerous to require three parking spaces if there are three residential units on the property. Could miss gentle density housing opportunity. Consider one on-street parking space when three residential units on a property of a certain size. Planning Act seems to permit Guelph Zoning By-law to permit a reduced standard
- Don't take up more permeable land leading to more stormwater runoff and flooding
- More dwelling units often means more cars to hinder traffic. People will park all over the streets
- Tenants should not park on-street. Causes congestion, noise, pollution, unsightly, challenges for emergency or service vehicles to get through
- Driveways that accommodate two cars side by side need to have sufficient egress for cars and not use adjacent property's side yard
- Parking is an absolute must for every dwelling unit

Neutral (5 Comments)

- Parking may be a non-issue in 20 years. Ease up now
- Question permitting an additional residential dwelling in areas that already have no off street parking
- Where are they to park when streets already lined with cars causing a hazard in many parts of the city
- Don't want more cars on the street or driveways on front lawns
- Don't agree with requiring parking space for any dwellings in the city. If a resident can live without a vehicle it should be encouraged. This will encourage increased use of public transit, reduced vehicle transmissions, etc.

Strongly and Somewhat Disagree (84 Comments)

- These neighbourhoods already have parking problems especially downtown residential areas and will be made worse for those already living in the area
- If property has no legal off street parking the neighbourhood likely already has over subscribed street parking
- Make on street parking available year round everywhere
- Need one parking space per unit. Most tenants have a car
- Overcrowding street creates safety and traffic issues especially during school year with cars prohibiting traffic flow and emergency vehicle access
- Don't allow additional residential units if parking not available
- Acceptable if owner can demonstrate nearby alternatives to on-street parking
- Only allow in the Downtown core where residents have close access to transit
- Streets will become impassable and change the dynamics of neighbourhoods. Considerations for pedestrians, bikes, scooters, children playing on streets

Additional Residential Dwelling Unit Review Survey Response Summary

- At least require them to pay for a parking pass
- A plan needs to be in place from the outset to deal with parking. People will start parking on the street
- Should require two parking spaces for apartments
- Look at multi-residential parking needs. Two parking spaces for two bedrooms or at least 1.5 spaces
- Should require a minimum of one parking space per bedroom
- Creates an unfair playing field for units that have parking
- People will break rules without parking. They will park sideways on driveways, on lawns and clutter streets
- Absentee landlords don't care about "neighbourhood" or parking details, just want rental money. Concern for community of neighbours
- Don't allow overnight street parking in the winter. We need safe streets and to accommodate City street maintenance operations
- Use the Committee of Adjustment process to vary minimum parking required in exceptional instances
- Should be no minimum parking requirements
- Parking access should be flexible and not a limitation. Intent should be to increase availability of units
- Parking requirements overly restrictive when combined with efforts to reduce motor vehicle use. Reducing parking allows construction of units also supporting reduced dependency
- Allow parking spaces within the 30% yard allotment
- Not fair to have taxpayers funding parking resources while investors reap gains
- First priority is to provide a parking space on the lot which can be shared by landowner and tenant. Parking cannot obstruct pathway to unit.

Attachment 4- Public Notification Summary

June 18, 2020	Notice of Public Meeting advertised in the Guelph Tribune and mailed to prescribed agencies and interested parties that requested notice
July 13, 2020	Statutory Public Meeting of City Council
August 20, 2020	Survey extension email sent to interested parties that requested notice
November 16, 2020	Notice of Decision Meeting emailed to interested parties that commented at the Public Meeting or requested notice
December 3, 2020	Notice of Decision Meeting advertised in the Guelph Tribune
December 14, 2020	City Council Meeting to consider staff recommendation

Decision Meeting

Additional Residential Dwelling Unit Official Plan and Zoning Bylaw Amendments

December 14, 2020

Purpose

- The Planning Act has changed and requires municipalities to:
 - permit additional residential units within and on the same lot as detached, semi-detached and townhouse dwellings
 - establish a parking rate of no more than 1 space for each additional unit provided and
 - parking spaces are permitted in a stacked arrangement (one in front of the other)

Additional Residential Dwelling Unit Review

- Public Meeting July 13, 2020
- Community engagement survey
June 18- September 13, 2020
- Key issues:
 - Size
 - Number of bedrooms
 - Height of detached ARDU
 - Setbacks of detached ARDU

Size and number of bedrooms:

- Maximum size of 45% of the total net floor area of the primary building

Interior units:

- Can occupy the entirety of the basement
- 3 bedrooms

Detached units:

- Overall maximum size of 80 m²
- Maximum 30% yard coverage
- 2 bedrooms

Height and setbacks of detached ARDU's:

- Maximum height of 2 storeys, and shall not exceed the overall building height of the primary dwelling
- Side and rear yard setbacks consistent with the primary dwelling in the applicable zone

ARDU Concept Plan- R.1B Zone

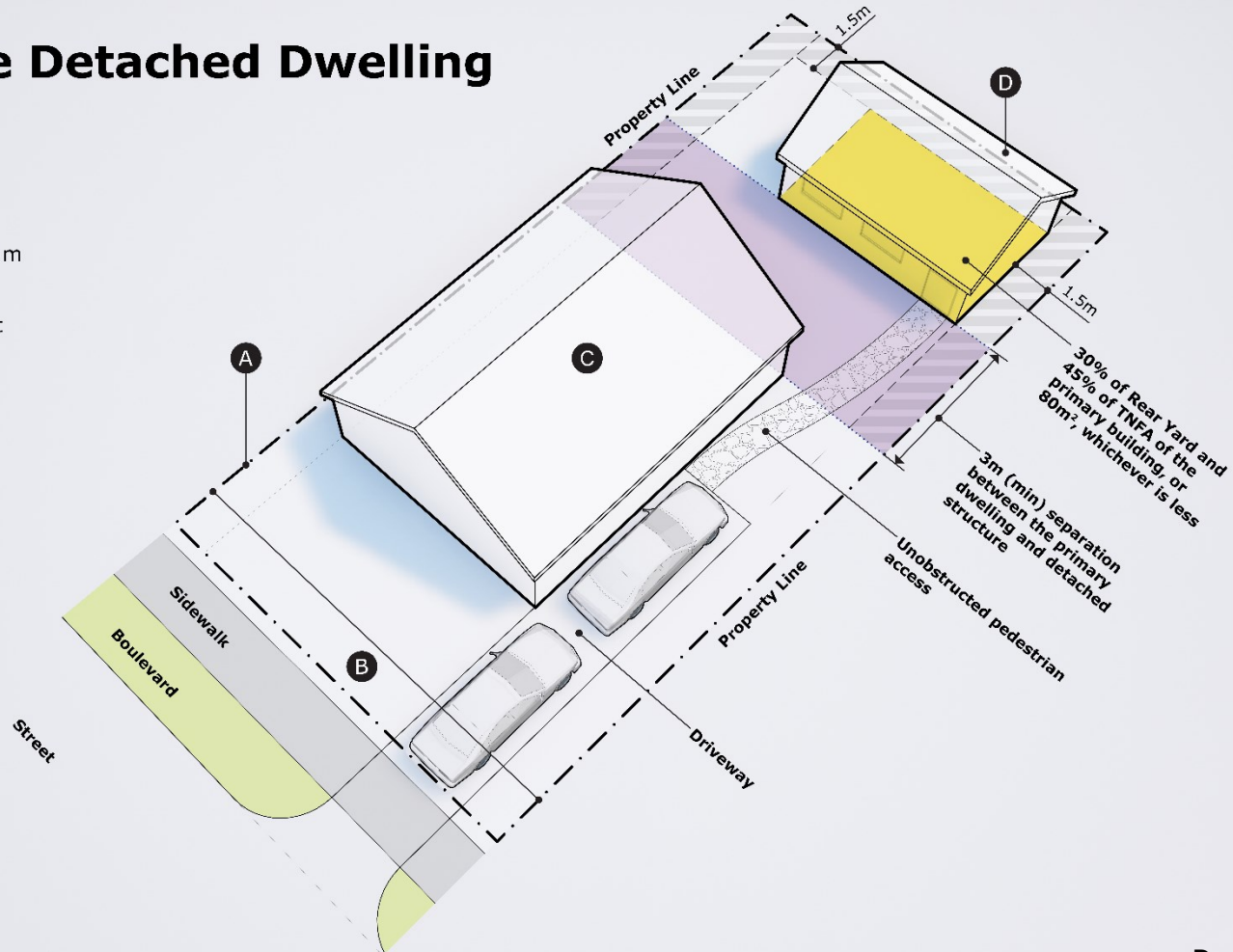
R.1B Single Detached Dwelling

Single Storey

Regulation Index

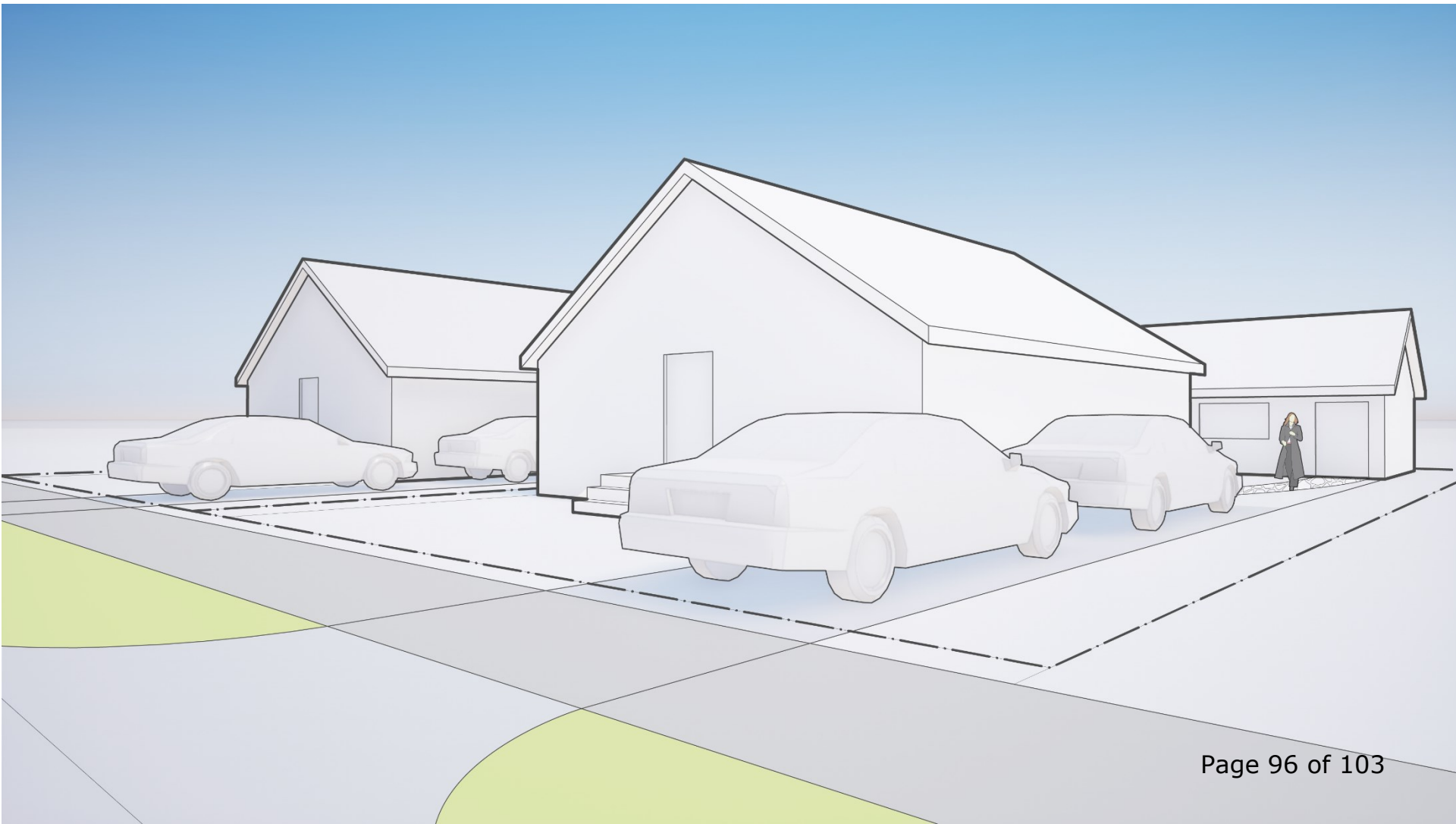
- A** Min. Lot Area = 460 m²
- B** Min. Lot Frontage = 15 m
- C** Main Dwelling
- D** Accessory Dwelling Unit

TNFA = Total Net Floor Area



Note:
Above image is illustration purpose only

Street View- R.1B Zone



ARDU Concept Plan- R.1C Zone

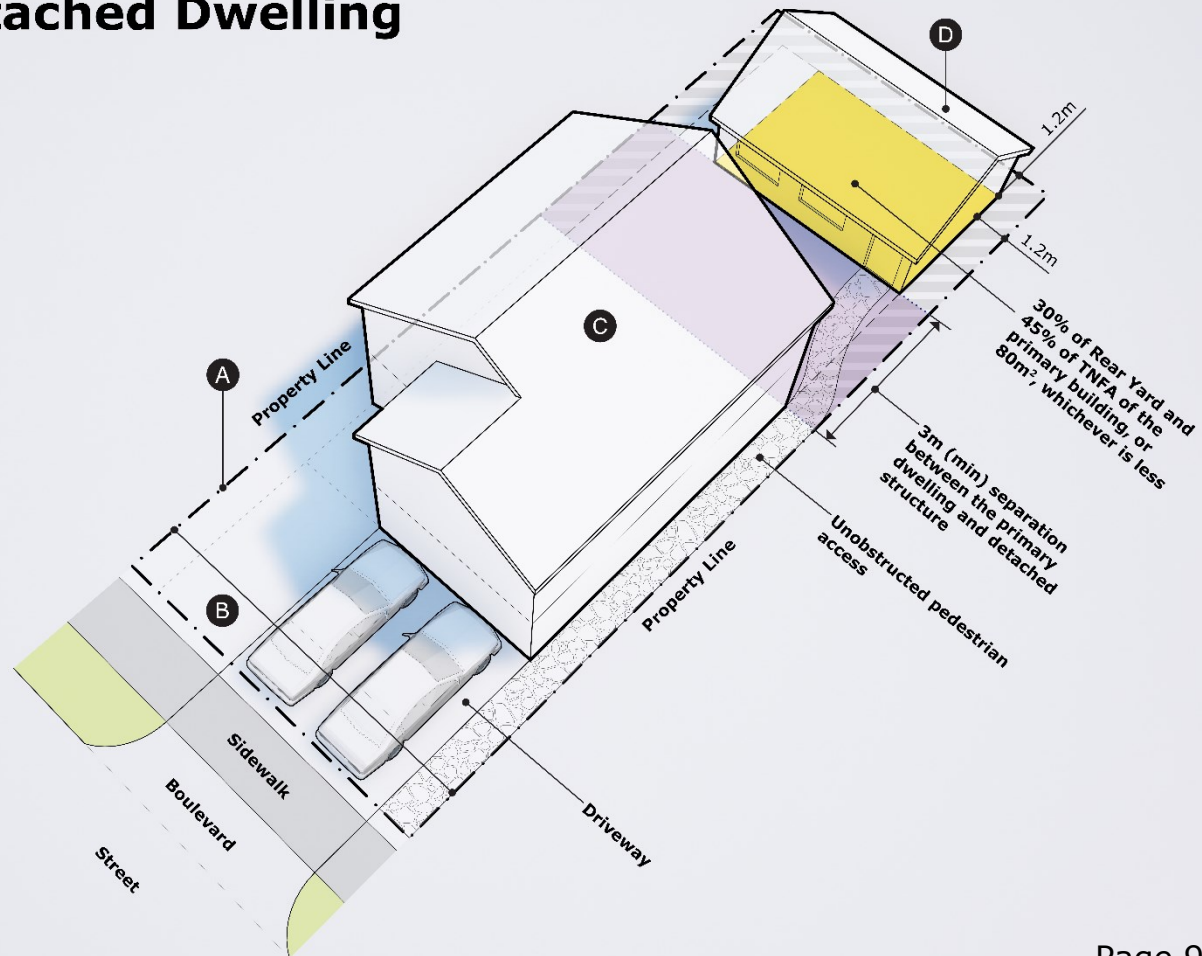
R.1C Single Detached Dwelling

2 Storey

Regulation Index

- A** Min. Lot Area = 370 m²
- B** Min. Lot Frontage = 12 m
- C** Main Dwelling
- D** Accessory Dwelling Unit

TNFA = Total Net Floor Area



Note:
Above image is illustration purpose only

Street View- R.1C Zone



ARDU Concept Plan- R.2 Zone

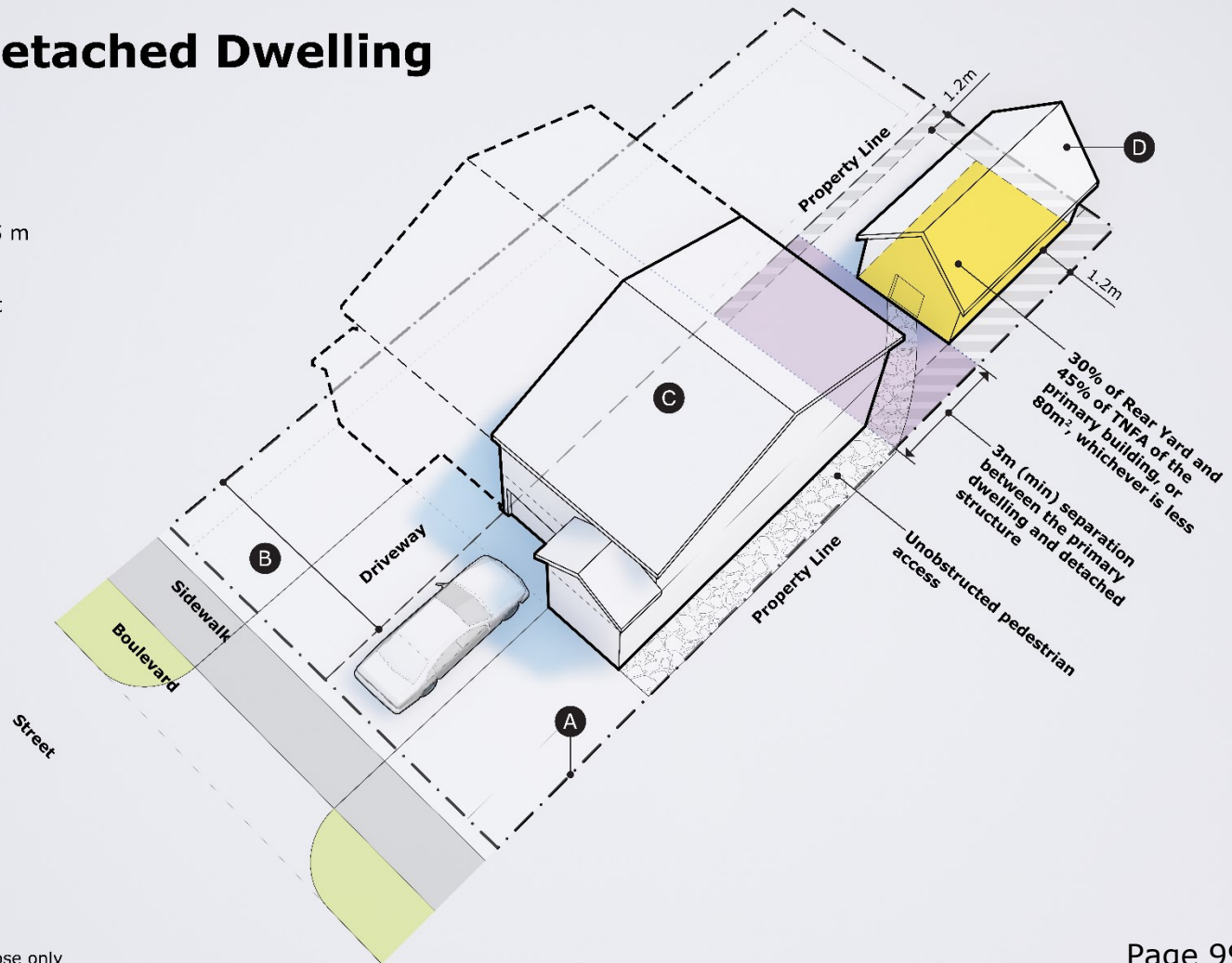
R.2 Semi-detached Dwelling

2 Storey

Regulation Index

- A** Min. Lot Area = 230 m²
- B** Min. Lot Frontage = 7.5 m
- C** Main Dwelling
- D** Accessory Dwelling Unit

TNFA = Total Net Floor Area



Note:
Above image is illustration purpose only

Street View- R.2 Zone



ARDU Concept Plan- R.3B Zone

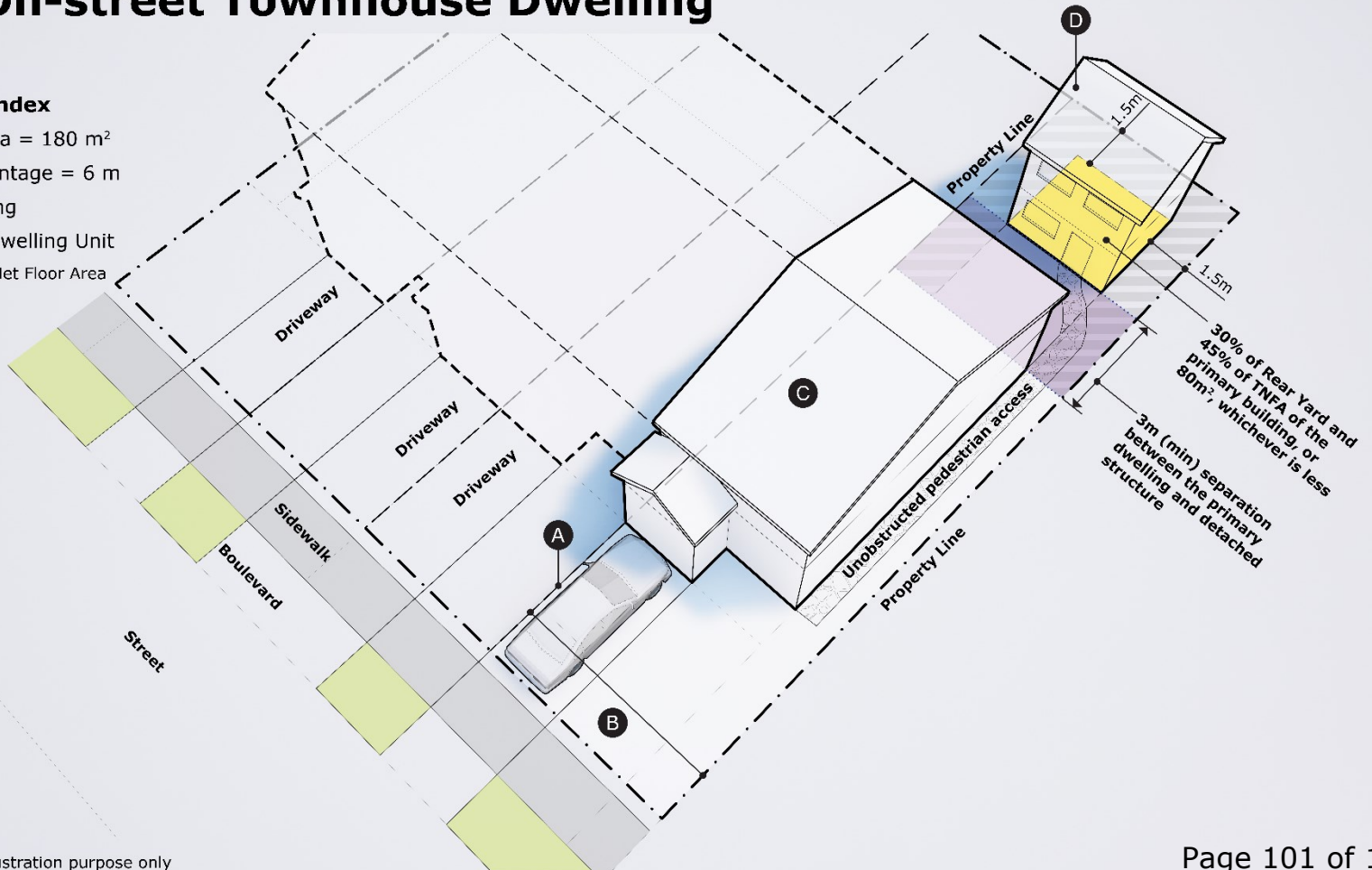
R.3B On-street Townhouse Dwelling

2 Storey

Regulation Index

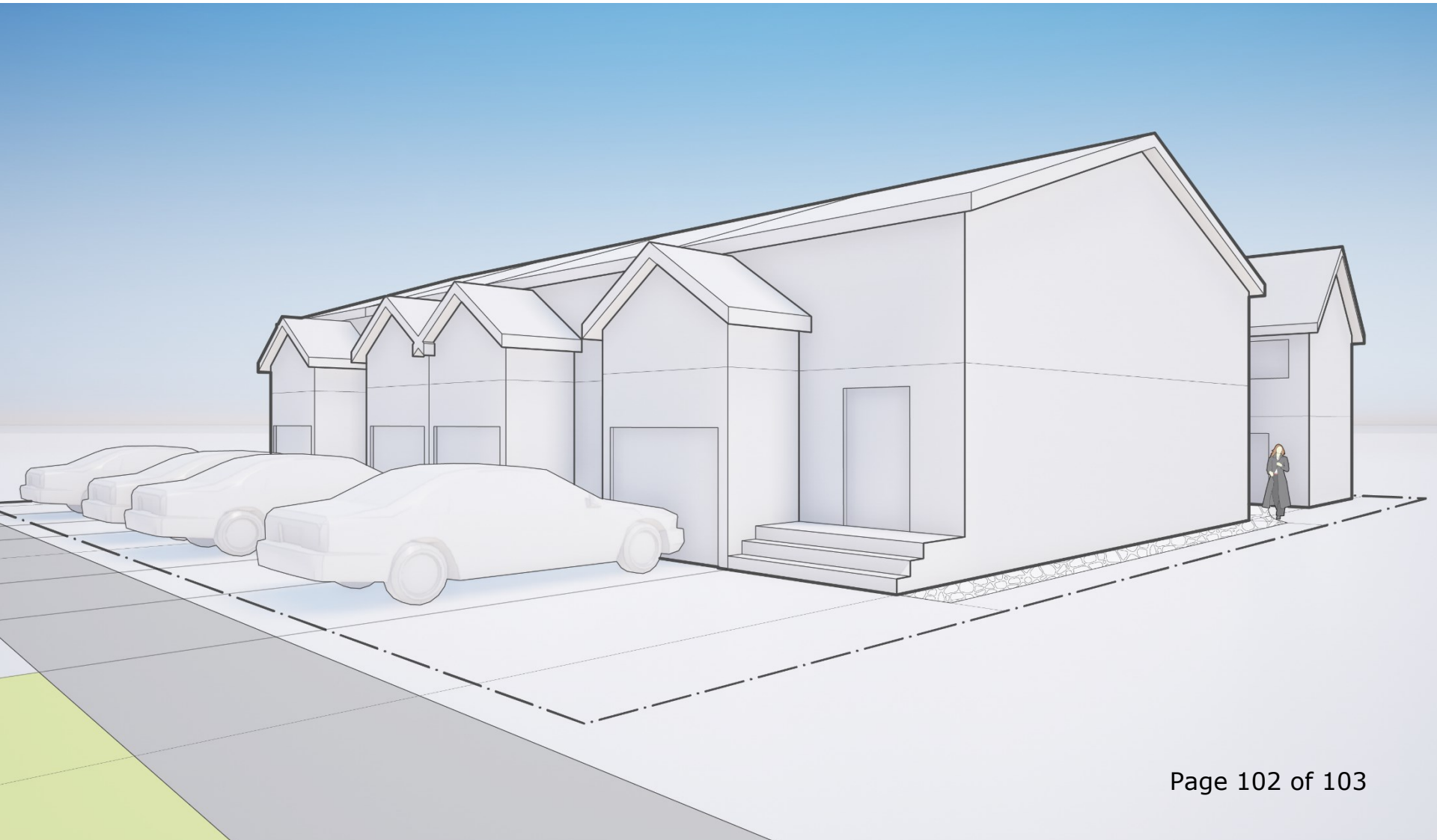
- A** Min. Lot Area = 180 m²
- B** Min. Lot Frontage = 6 m
- C** Main Dwelling
- D** Accessory Dwelling Unit

TNFA = Total Net Floor Area



Note:
Above image is illustration purpose only

Street View – R.3B Zone



Recommendation:

1. That City-initiated Official Plan Amendment No. 72 be approved in accordance with Attachment 1 of the Decision Report, Additional Residential Unit Review: Planning Act Update, dated December 14, 2020.
2. That the City-initiated Additional Residential Dwelling Unit Zoning Bylaw Amendment (OZS20-02), be approved in accordance with Attachment 2 of the Decision Report, Additional Residential Unit Review: Planning Act Update, dated December 14, 2020.