

# Shaping Guelph

Five-year Review  
of the Official Plan

Planning Advisory  
Committee

October 27, 2020



# Special Council Meeting

- Official commencement of the OP review process
- Create awareness of the OP review
- Opportunity to discuss revisions that may be required
- Requirement of the Planning Act



# What is an Official Plan?

- Legal document required by the Planning Act
- Sets the vision for the future of the City
- Directs how land can be used
- When, and in what order, the City will grow



# Why Review the Official Plan?

- Last comprehensive review of the OP was completed in three phases with final approval in 2017
- The Planning Act requires the City to review its OP every 5 years
- Recommended that the current OP review be scoped to focus on Section 26 requirements in order to meet legislated timelines – July 1, 2022



# Scope of the OP Review

Vision & Principles for Growth (approved June 2020)

Planning Act

PPS 2020

Growth Plan

Clean Water Act



# Process & Engagement

Special meeting of Council

Policy paper (or papers)

Draft policies and amendment

Statutory Open House

Statutory Public Meeting

Council Decision Meeting



# Shaping Guelph

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# Agenda

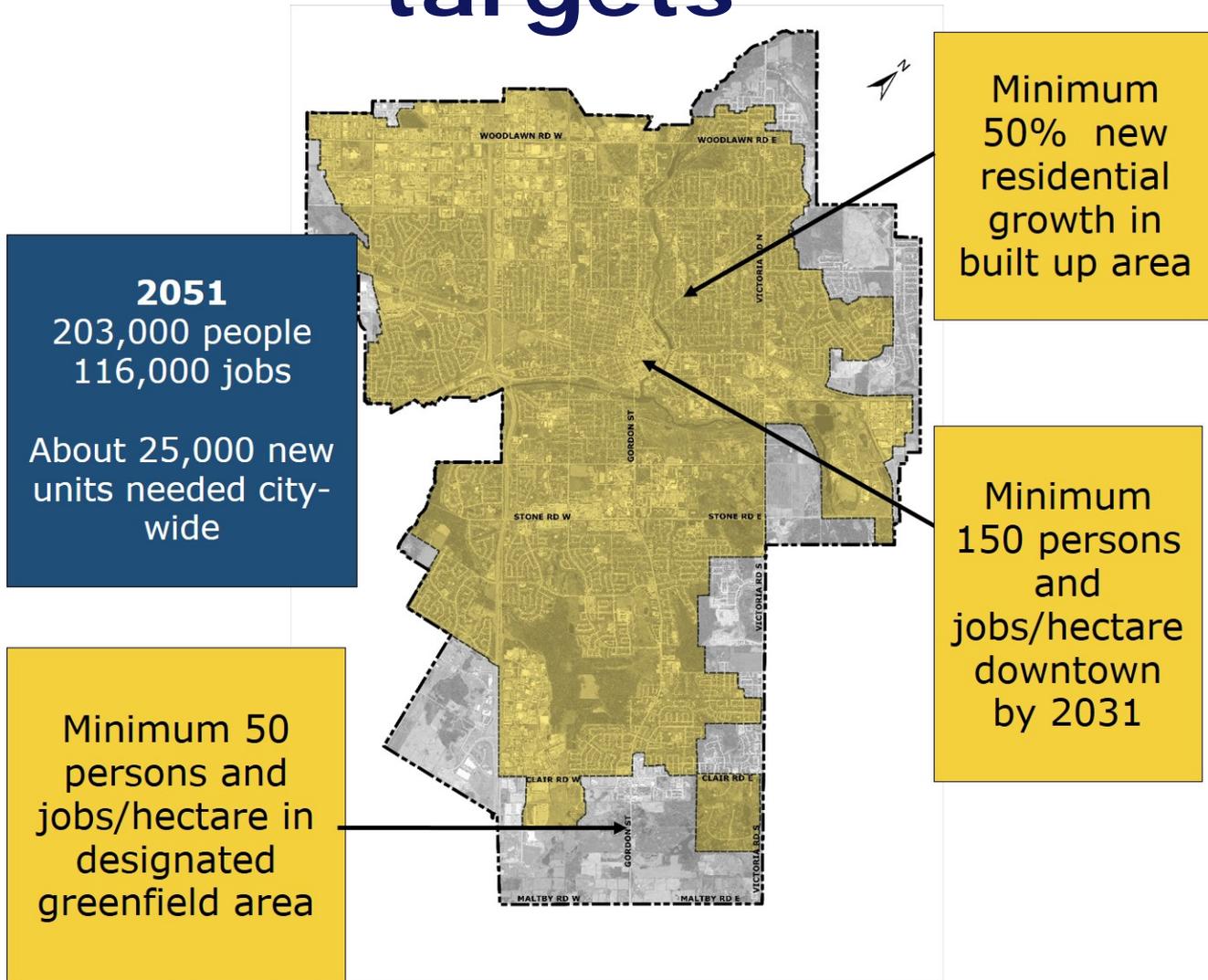
1. Shaping Guelph growth management strategy project overview
1. Residential intensification community engagement summary
1. Upcoming housing analysis community engagement



# Shaping Guelph Growth Management Strategy project overview



# A Place to Grow - forecasts & targets



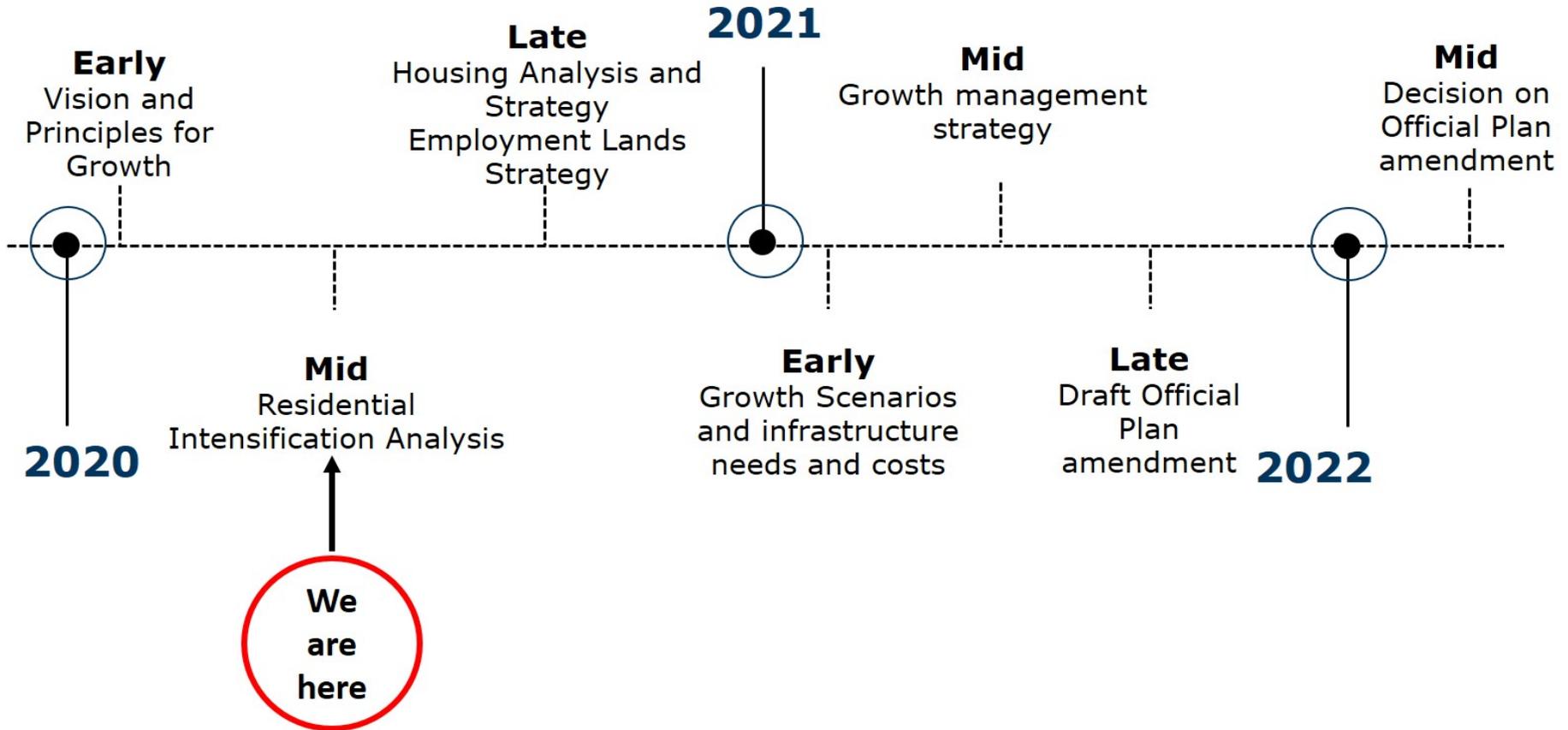
# APTG amendment 1

## Key items in amendment 1

- Planning for growth to 2051
- Accommodate a population of 203,000 and 116,000 jobs to 2051
- The forecasts are minimums – can plan for higher
- Continues to require that we update the Official plan to conform to APTG by July 1, 2022
- Updated to the land needs assessment methodology to make simpler



# Timeline



# Residential intensification community engagement summary



# What we did

- August 26-September 24 – online survey
- September 17, 2020 – virtual housing stakeholder roundtable discussion
- September 17, 2020 – virtual public town hall

## We asked

Share opinions about locations and amounts of future housing in the built-up area

Preferences for maximum building heights in different locations in the built-up area



# Topic 1

## Where housing should be directed in the BUA



# Where should housing be directed in the BUA

2 Housing in the Built-Up Area

What to do Next Task

HOUSING LOCATION

Please drag and drop at least 2 markers on the map.

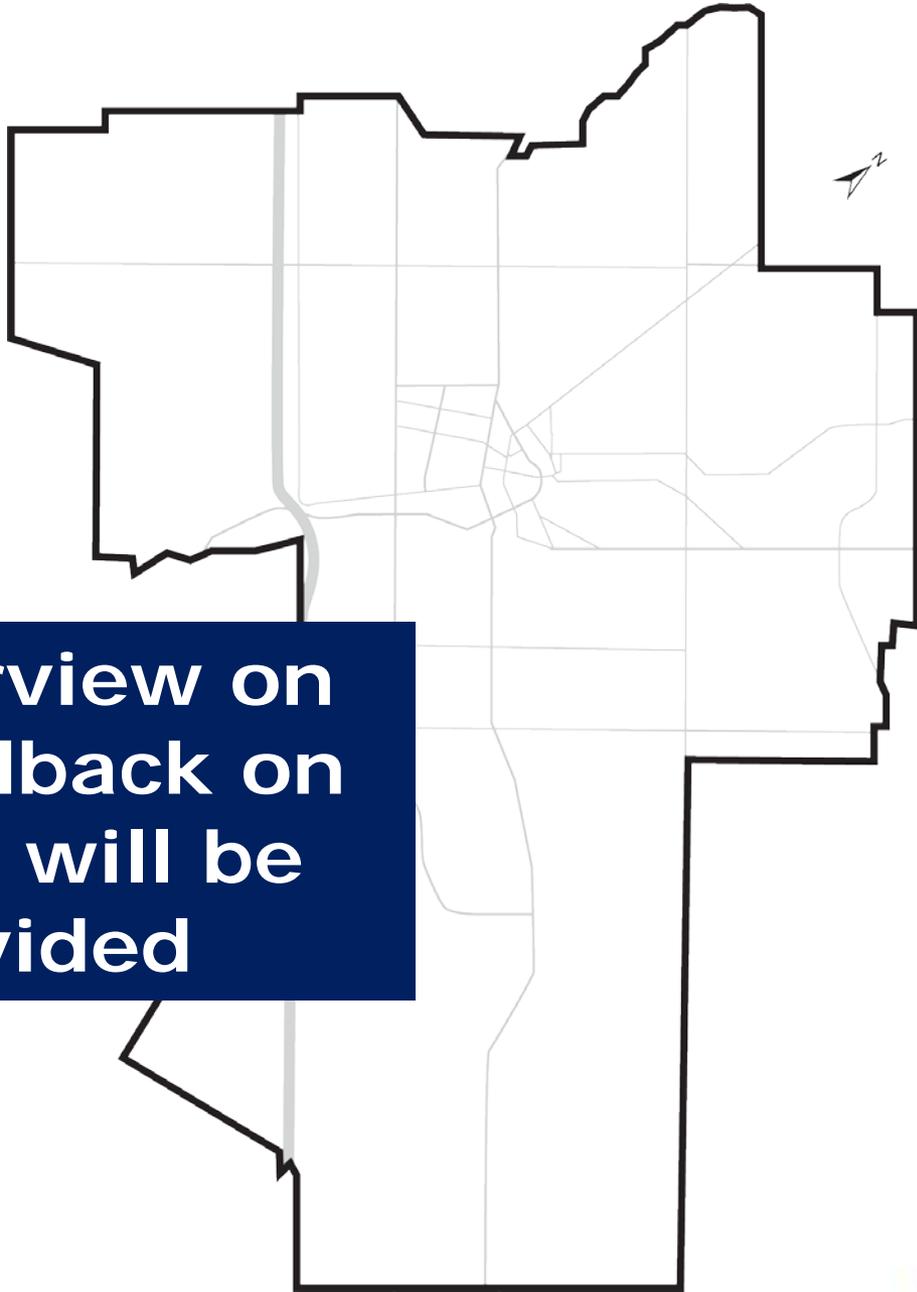
Legend

Add New Housing No New Housing

Map data ©2020 Imagery ©2020 TerraMetrics Terms of Use Report a map error



# Topic 1 - what the community said



**An overview on the feedback on topic 1 will be provided**



# Topic 2

How much housing in  
different areas of the BUA

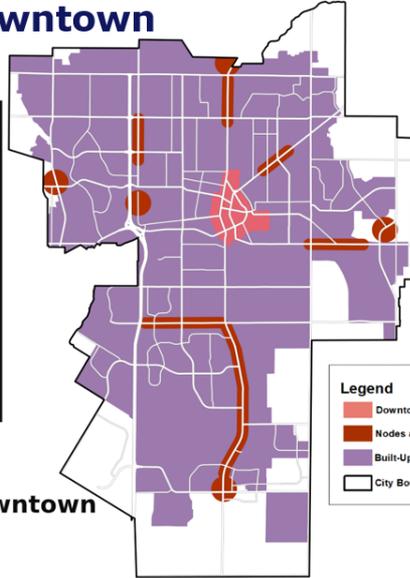


# How much housing in different areas of the BUA

## Option 1 – more downtown

Downtown	Nodes / Corridors	Built-Up Area
↑		
↑		
↑	↑	
↑	↑	↑

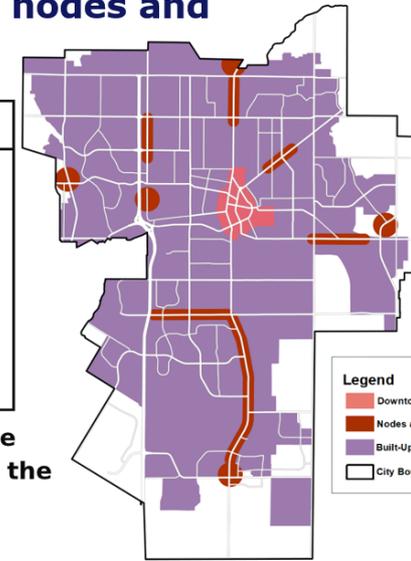
In this scenario, most of the new housing is focussed downtown



## Option 2 – more in nodes and corridors

Downtown	Nodes / Corridors	Built-Up Area
	↑	
	↑	
↑	↑	
↑	↑	↑

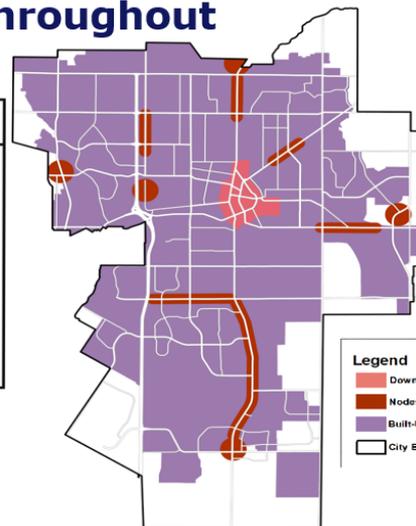
In this scenario, most of the housing is focussed in the nodes and corridors



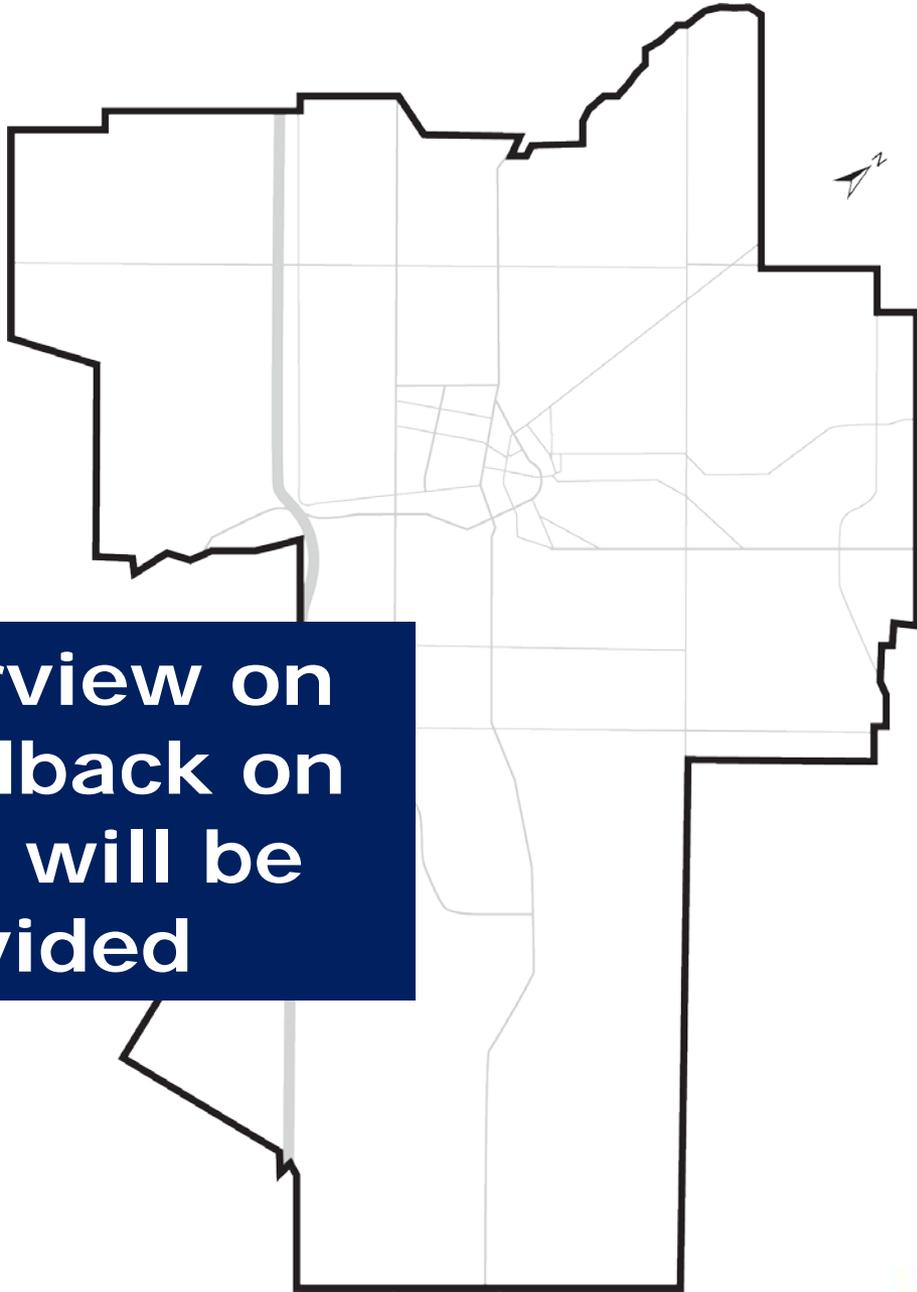
## Option 3 – more throughout the BUA

Downtown	Nodes / Corridors	Built-Up Area
		↑
↑	↑	↑
↑	↑	↑

In this scenario, most of the new housing is distributed throughout the built-up area



# Topic 2 - what the community said



**An overview on the feedback on topic 2 will be provided**



# Topic 3

## Exploring different maximum building heights in the BUA



# Scenarios for maximum building heights in nodes

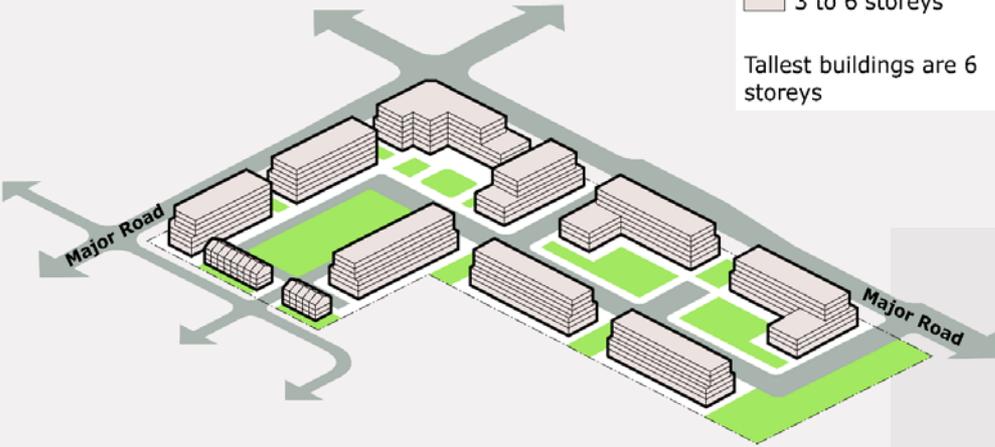


# Scenarios for maximum building heights in corridors

## Legend

3 to 6 storeys

Tallest buildings are 6 storeys

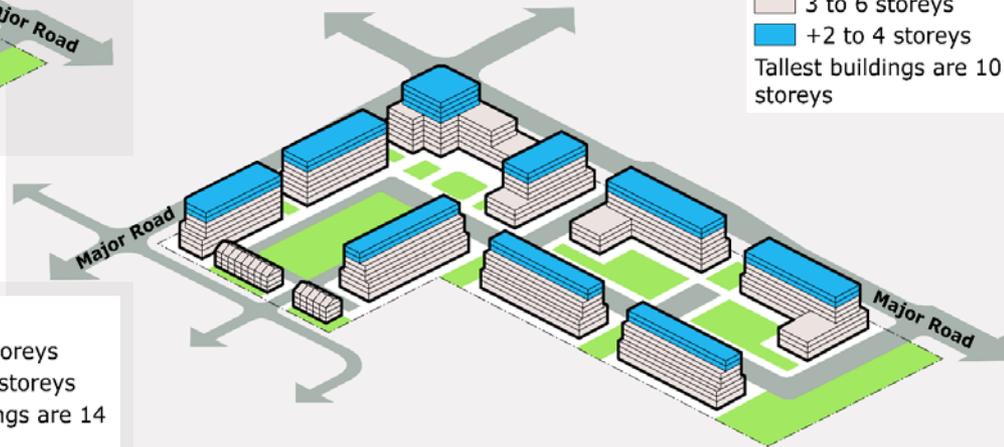


## Legend

3 to 6 storeys

+2 to 4 storeys

Tallest buildings are 10 storeys

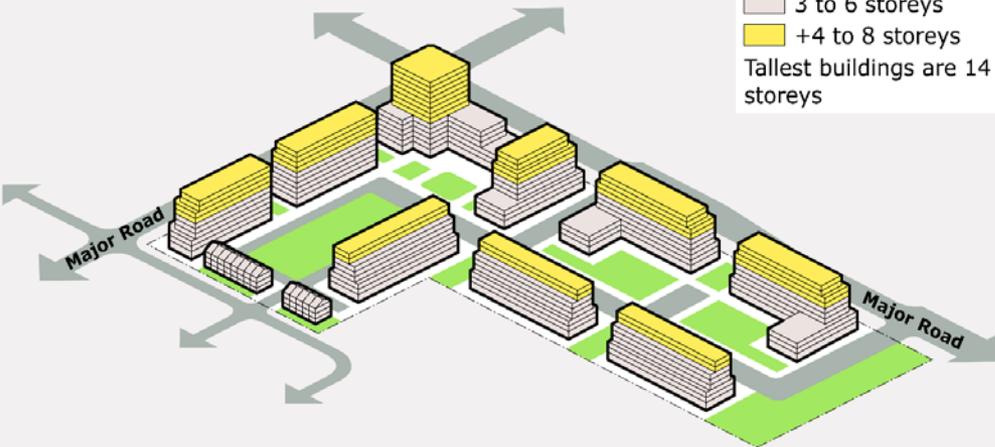


## Legend

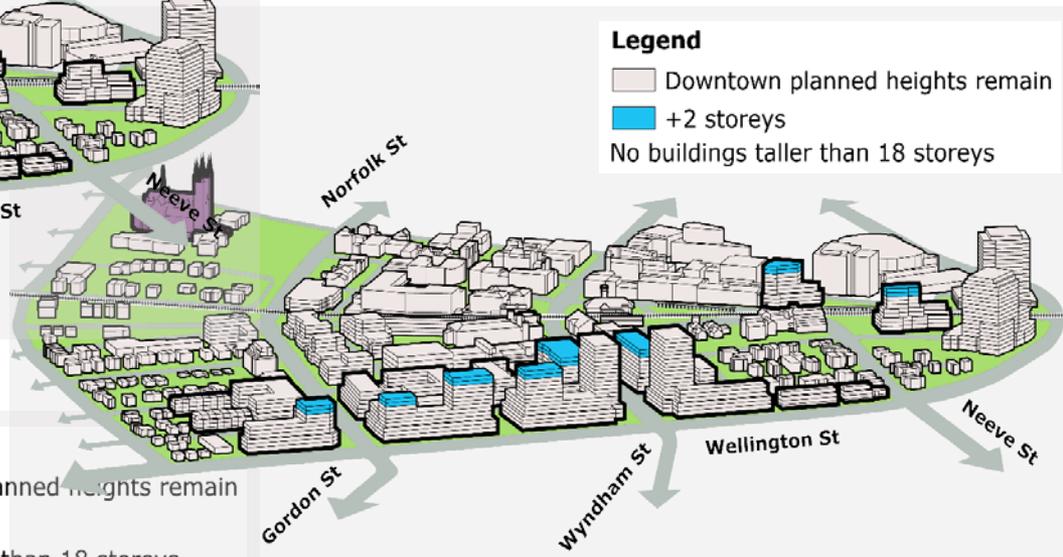
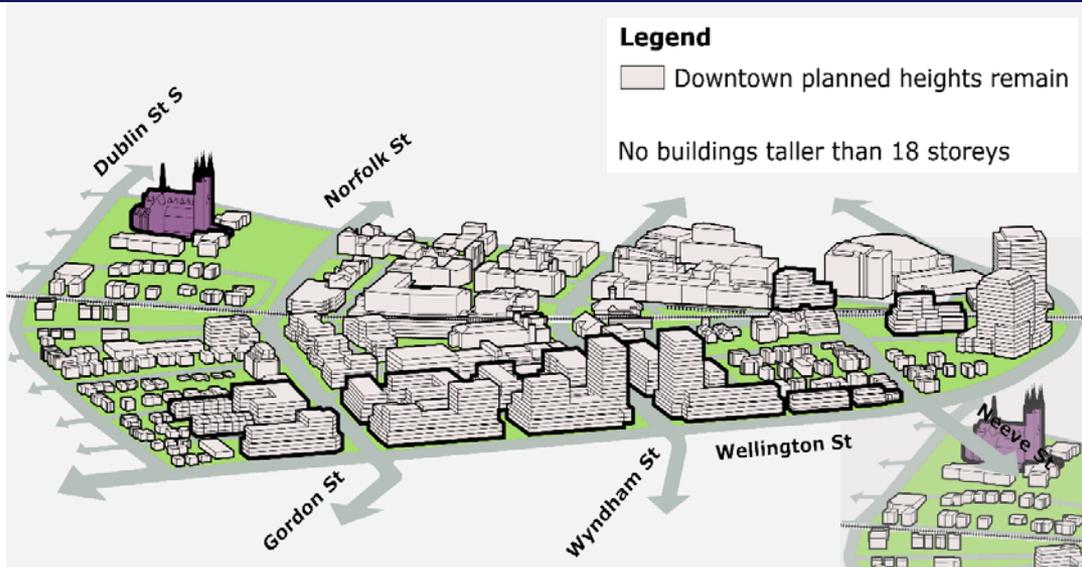
3 to 6 storeys

+4 to 8 storeys

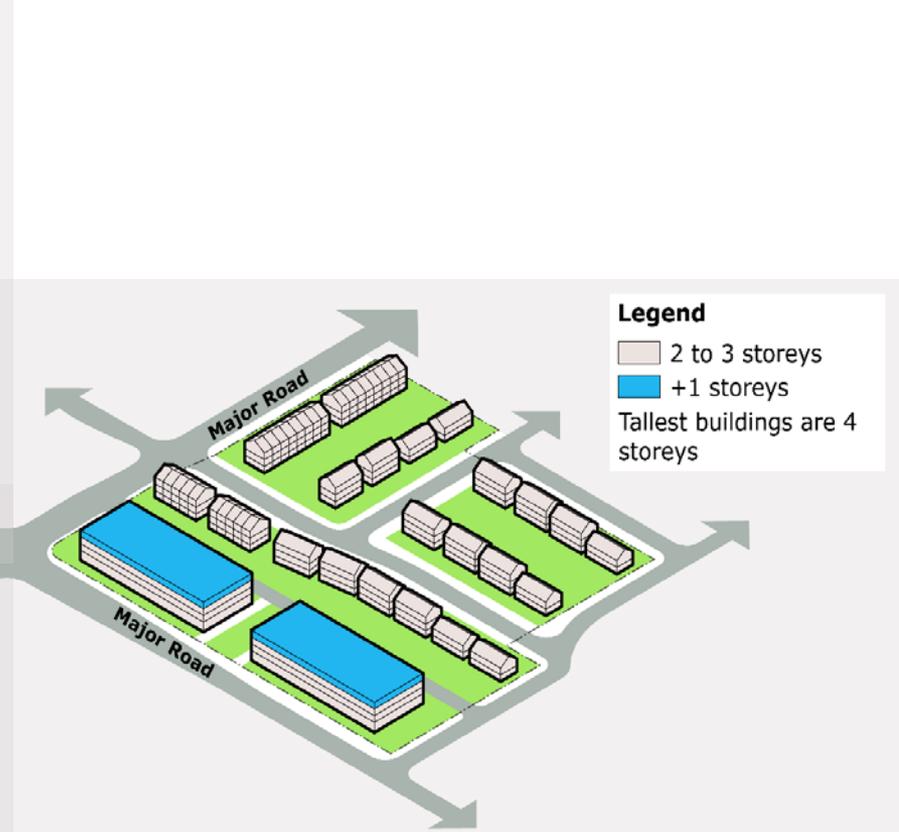
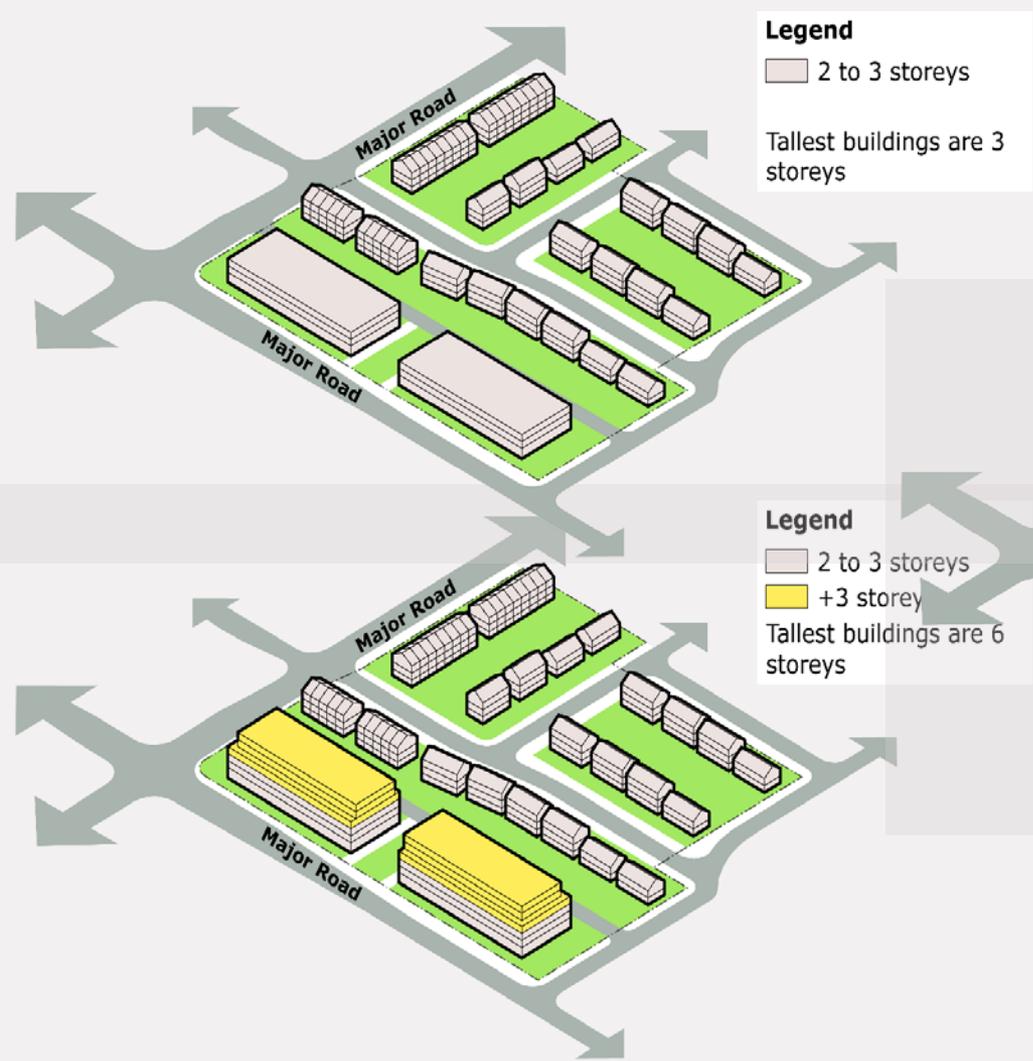
Tallest buildings are 14 storeys



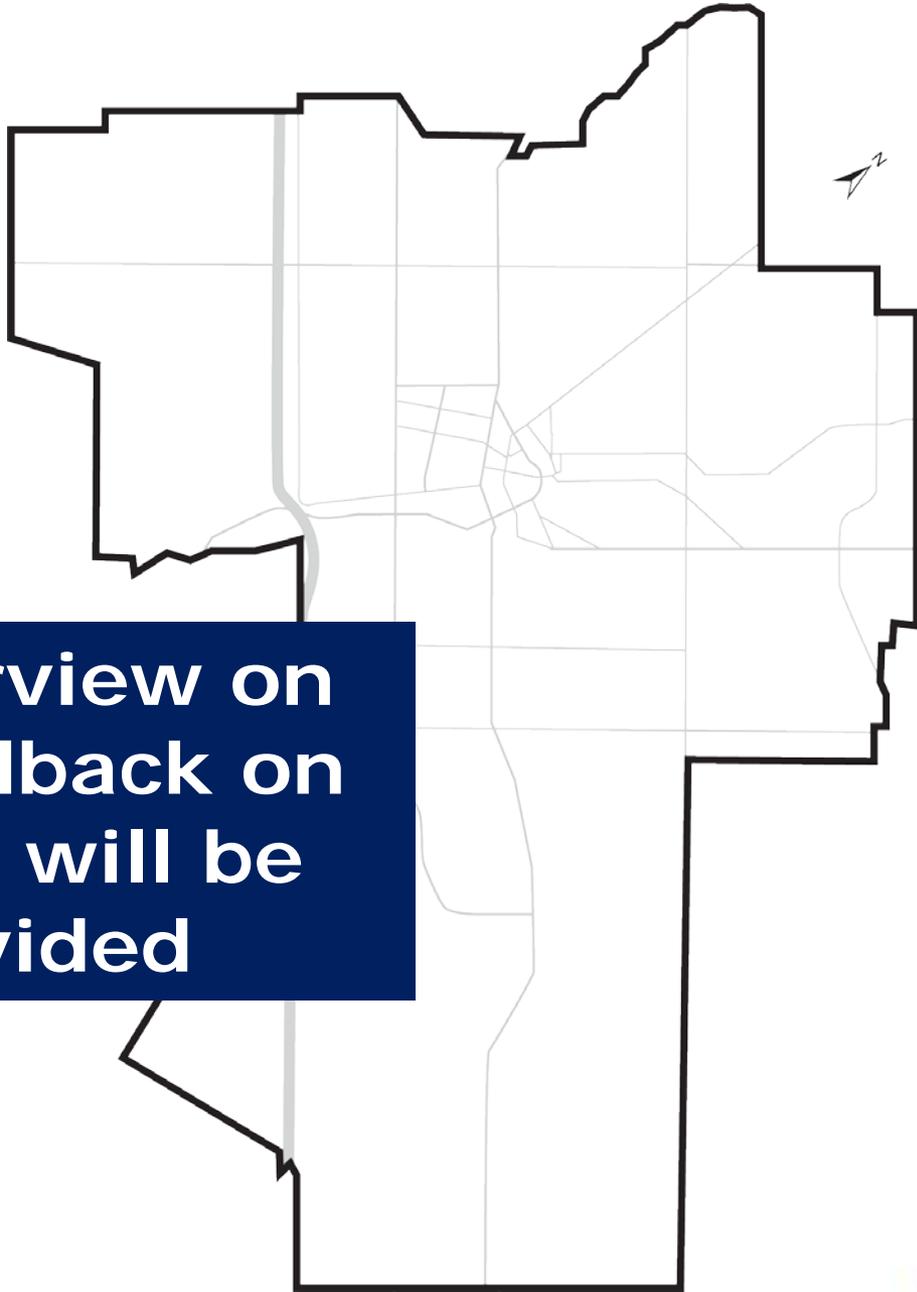
# Scenarios for maximum building heights downtown



# Scenarios for maximum building heights in low density neighbourhoods



# Topic 3 - what the community said



**An overview on the feedback on topic 3 will be provided**



# Upcoming housing analysis community engagement



# Approach

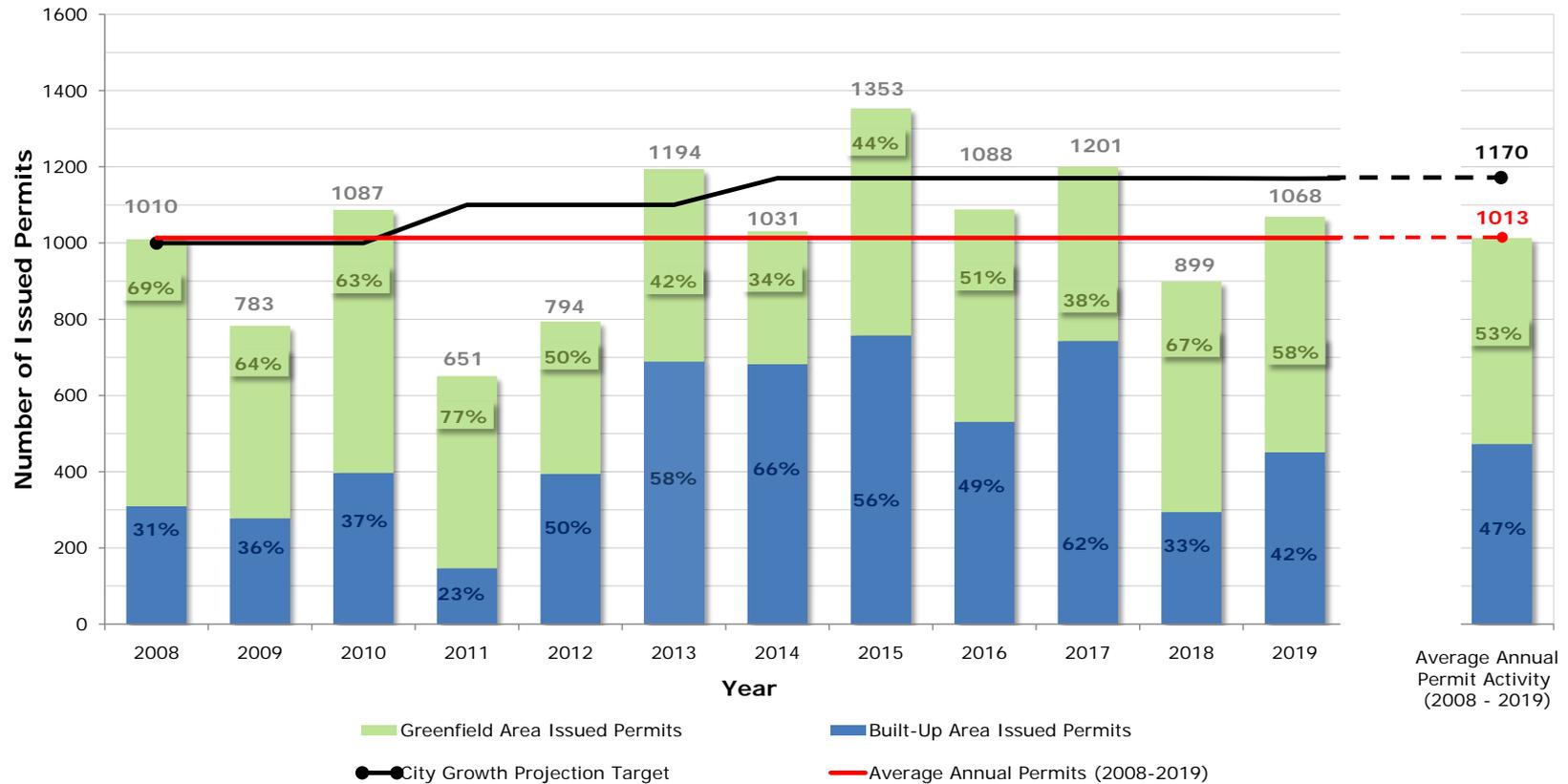
- Exploring a base case growth scenario for meeting minimum APTG forecasts and targets
- Seeking input into what alternative growth scenarios should be explored

## Methods

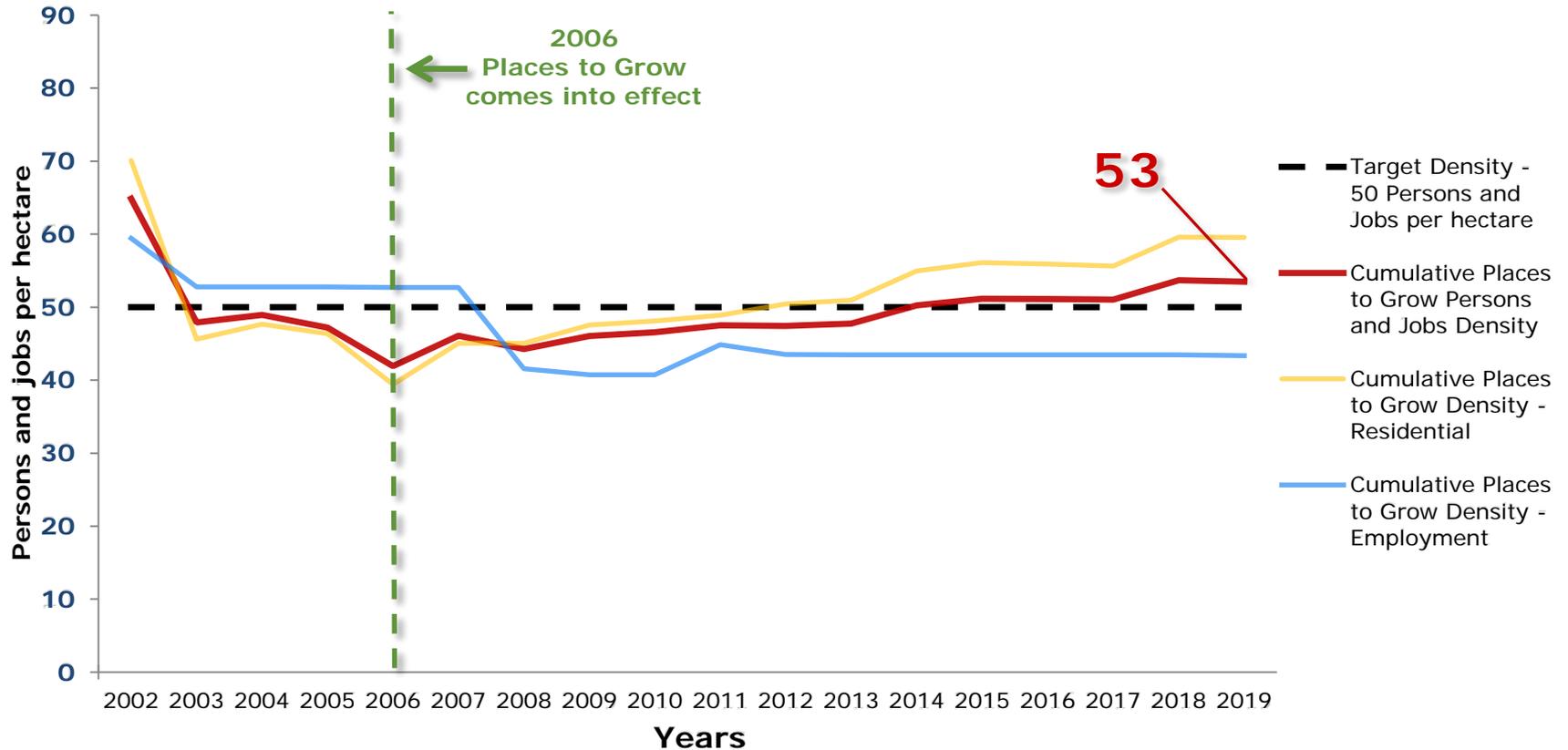
Virtual stakeholder roundtable discussion  
Virtual town hall meeting  
Online survey



# Historic rates of intensification in the built-up area



# Designated Greenfield Density



# Discussion

- Thoughts and ideas about gathering community feedback on what growth scenarios to explore
- What are your suggestions for growth scenarios to explore?



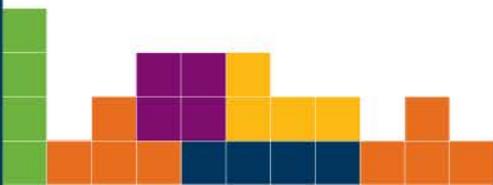
**Thank you**



# Additional Residential Dwelling Unit Review:

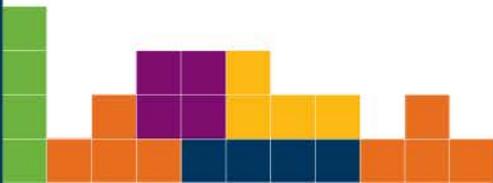
Planning Act Update to the Official Plan and Zoning Bylaw

December 14, 2020 Decision Meeting



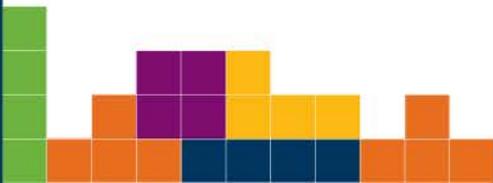
# Community feedback

- Statutory Public Meeting July 13, 2020
- Online survey June 18 to September 13, 2020
- 282 survey responses
- Key issues:
  - Size of detached buildings
  - Number of bedrooms
  - Setbacks of detached buildings
  - Height of detached buildings



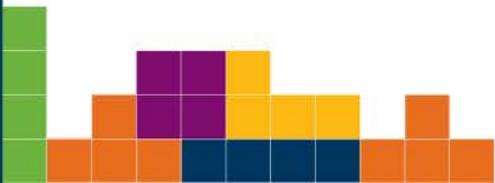
# Official Plan Amendment

- Delete the definition of accessory apartment and coach house and add “additional residential dwelling unit”
- Change all references to “accessory apartments” and “coach houses” to “additional residential dwelling unit”
- Allow additional residential dwelling units within the medium density residential designation (townhouses)
- Modify the definition of garden suite to recognize them as portable and temporary



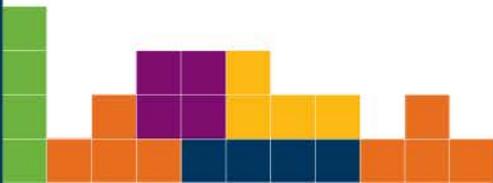
# Zoning Bylaw Amendment

- Zoning Categories
  - Permit within zones that permit single detached, semi-detached and on-street townhouses (R.1, R.2, R.3B, D.2, OR)
- Site Specific Zones
  - Delete various site-specific zones that permit coach houses and garden suites
  - Permit in various site-specific zones that permit on-street townhouses



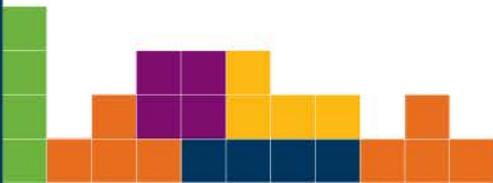
# Zoning Bylaw Amendment, continued:

- Replace the term “accessory apartment” with “additional residential dwelling unit” and add a new definition
- Modify the definition of dwelling unit
- Modify the definition of garden suite to recognize them as portable and temporary
- Permit 2 ARDU’s on a lot
  - one within the primary dwelling
  - one in a separate building on the same lot



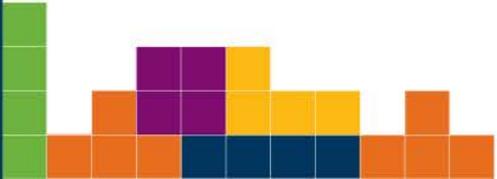
# ARDU within the primary dwelling:

- Shall not exceed 45% of the total net floor area
- When located in the basement, the ARDU can occupy the entirety of a basement
- Maximum 3 bedrooms
- Interior access required between the primary dwelling and the ARDU



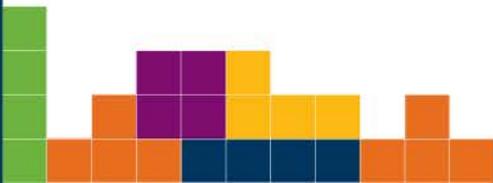
# ARDU within a separate building on the same lot:

- Shall not exceed 45% of the total net floor area of the primary building, or 80 square metres, whichever is less
- Maximum 2 bedrooms
- Shall not occupy more than 30% of the yard
- Maximum height of 2 storeys, and shall not exceed the overall building height of the primary building



# ARDU within a separate building on the same lot, continued:

- Can be located in the rear and interior side yard
- Setbacks
  - Minimum side and rear yard consistent with the side yard setback in the applicable zone
  - 3 m side and rear yard setback for a 2 storey ARDU where there is a window adjacent to the property line
  - 1.2 m unobstructed side yard access provided where the unit is not accessed directly by street or lane
- 3 m separation distance between primary dwelling and separate building on the same lot



# Residential R.1B Example:

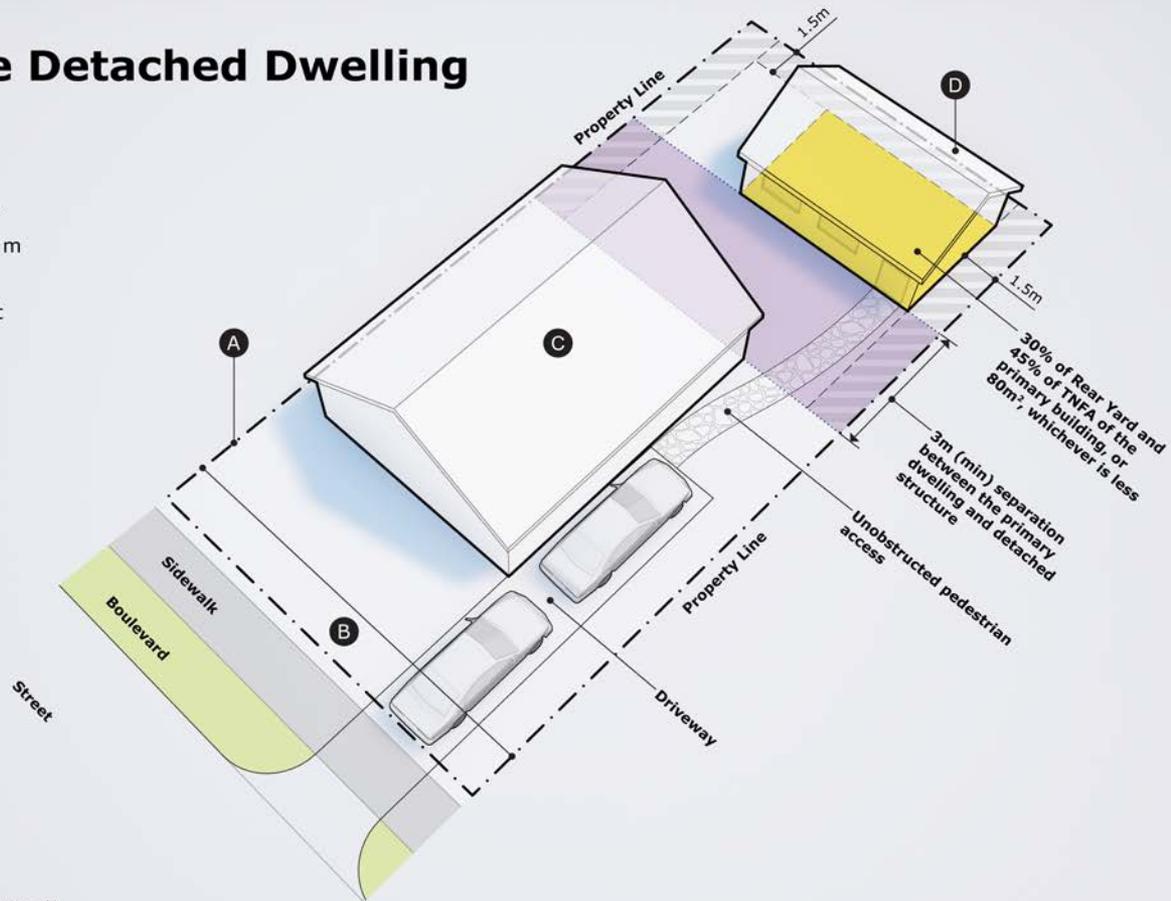
## R.1B Single Detached Dwelling

Single Storey

### Regulation Index

- A Min. Lot Area = 460 m<sup>2</sup>
- 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

# Residential R.3B Example:

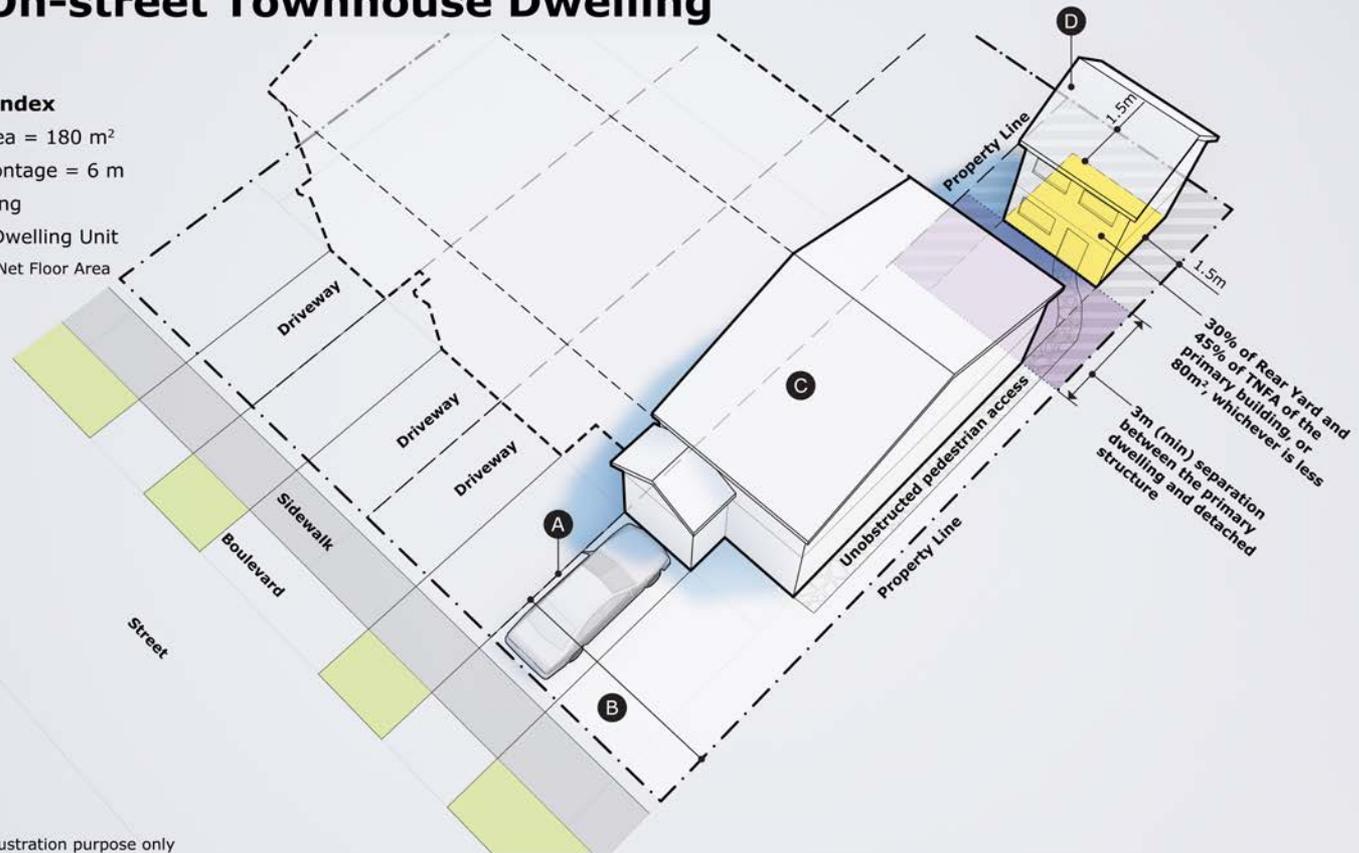
## R.3B On-street Townhouse Dwelling

2 Storey

### Regulation Index

- A** Min. Lot Area = 180 m<sup>2</sup>
- B** Min. Lot Frontage = 6 m
- C** Main Dwelling
- D** Accessory Dwelling Unit

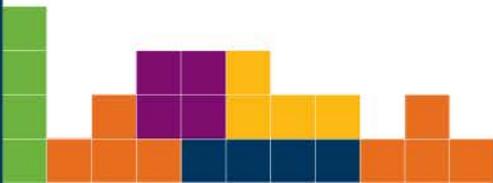
TNFA = Total Net Floor Area



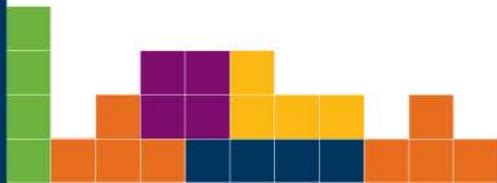
Note:  
Above image is illustration purpose only

# ARDU Parking

- 1 space required per ARDU
- Permit required off-street parking spaces in a stacked arrangement
- Exempt existing lots with no legal off-street parking space for the primary dwelling from providing parking spaces for ARDU's



Questions or comments?



# Comprehensive Zoning Bylaw Update

- Working on first draft for public release in Q2 2021
- Council Workshop on parking Q1 2021

