

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

Planning Advisory Committee

October 27, 2020



Agenda

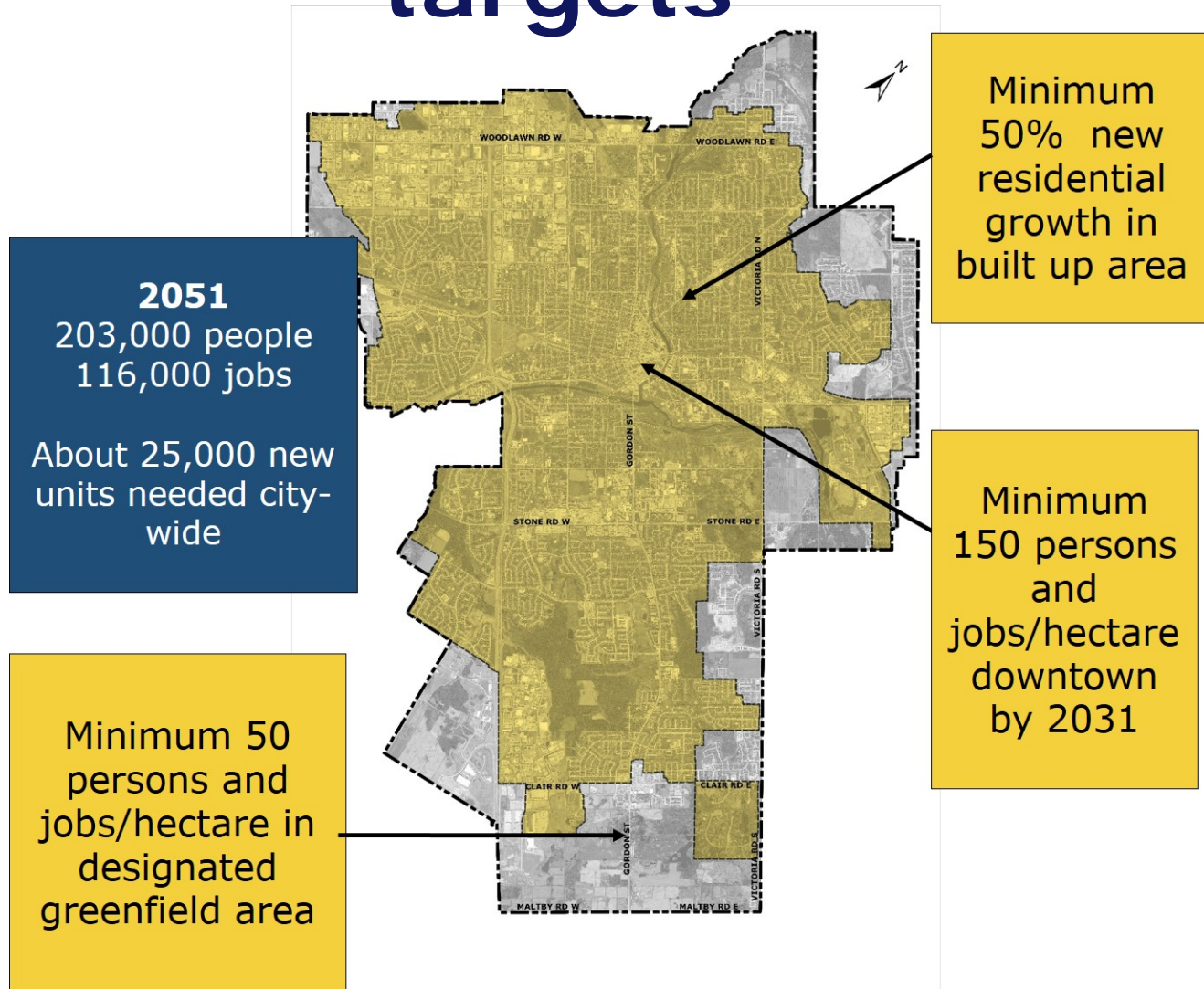
1. Shaping Guelph growth management strategy project overview
1. Residential intensification community engagement summary
1. Upcoming housing analysis community engagement



Shaping Guelph Growth Management Strategy project overview



A Place to Grow - forecasts & targets



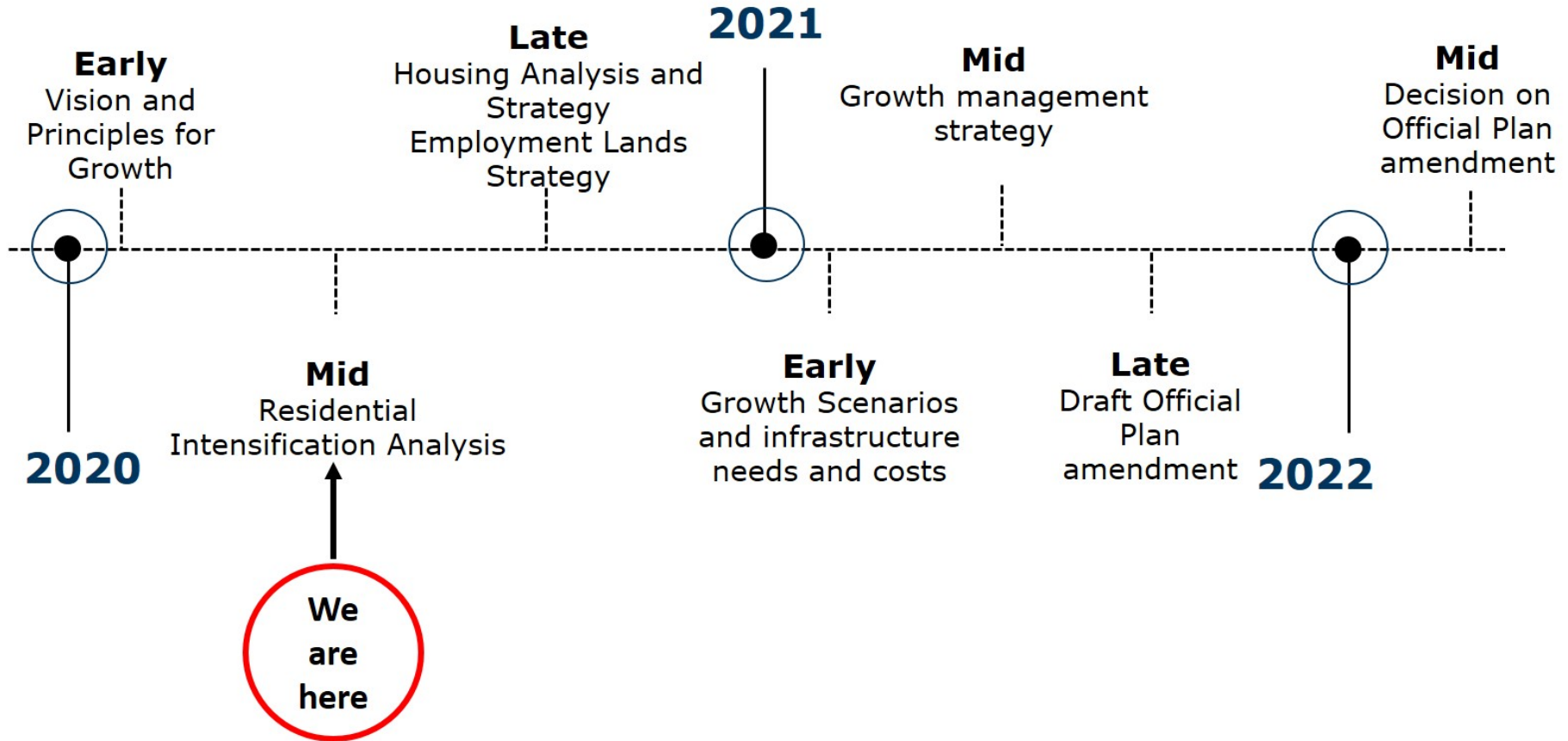
APTG amendment 1

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



+

-



Google

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

A stylized, colorful illustration of a city skyline. It features several buildings in shades of blue, green, and pink, with a construction crane in the center. The style is simple and modern.

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

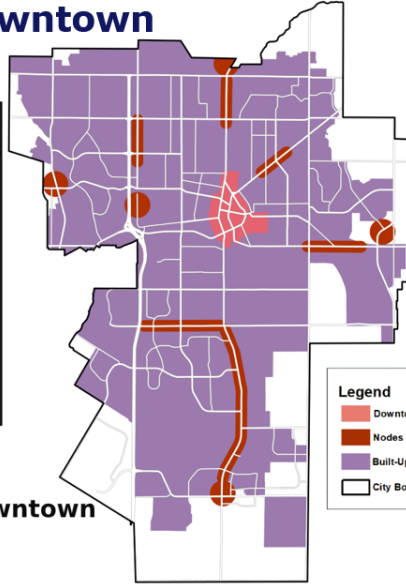


How much housing in different areas of the BUA

Option 1 – more downtown

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

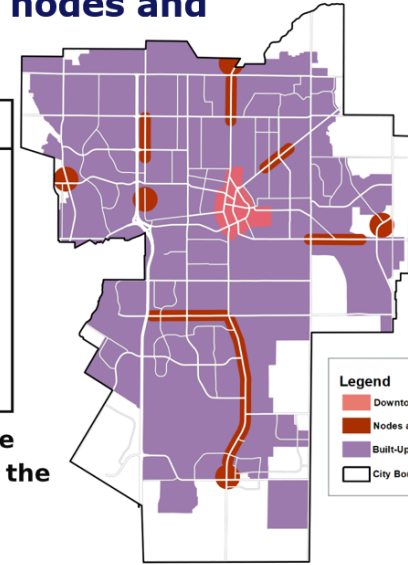
In this scenario, most of the new housing is focussed downtown



Option 2 – more in nodes and corridors

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

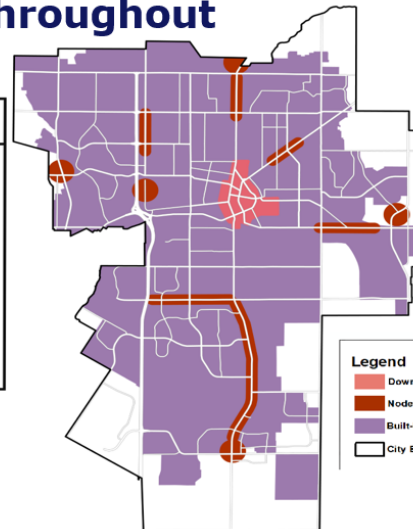
In this scenario, most of the new housing is focussed in the nodes and corridors



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

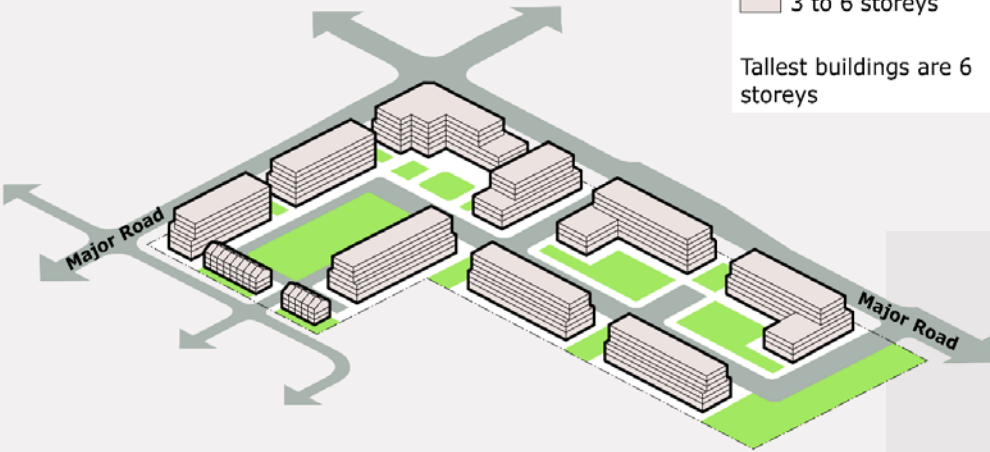


Scenarios for maximum building heights in corridors

Legend

3 to 6 storeys

Tallest buildings are 6 storeys

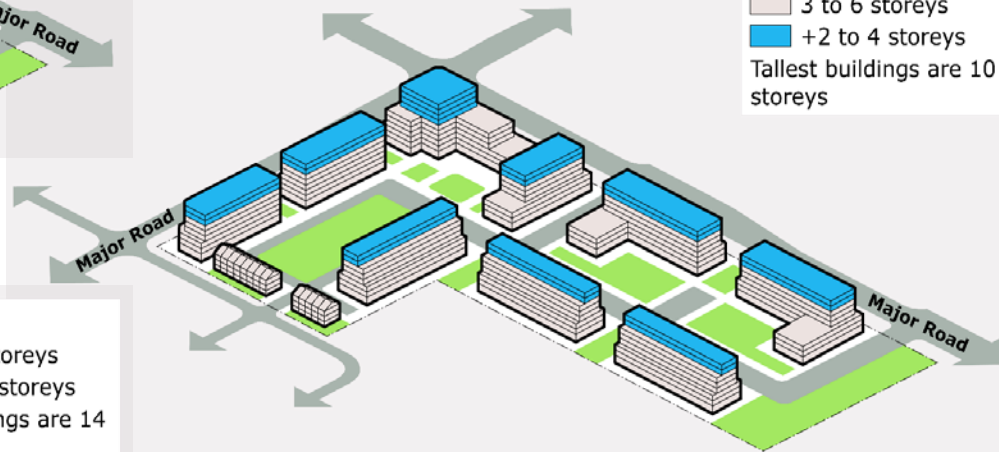


Legend

3 to 6 storeys

+2 to 4 storeys

Tallest buildings are 10 storeys

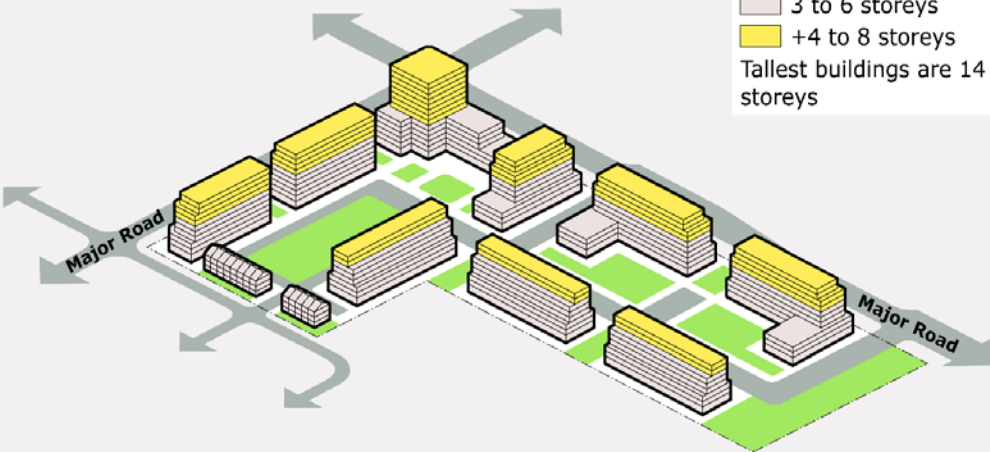


Legend

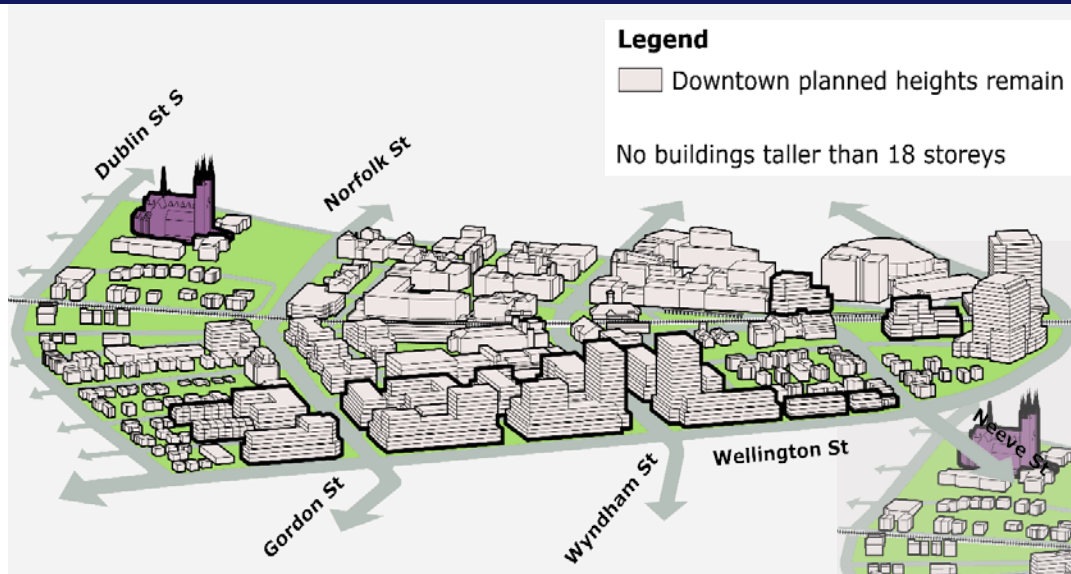
3 to 6 storeys

+4 to 8 storeys

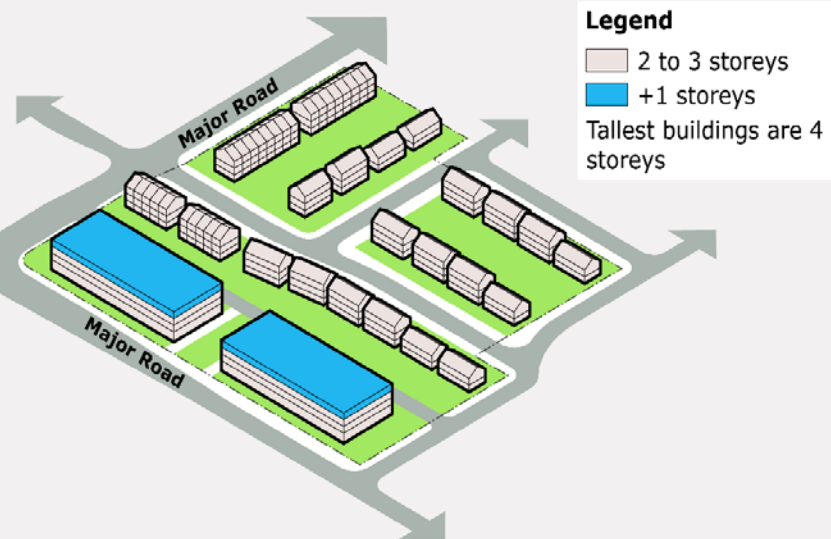
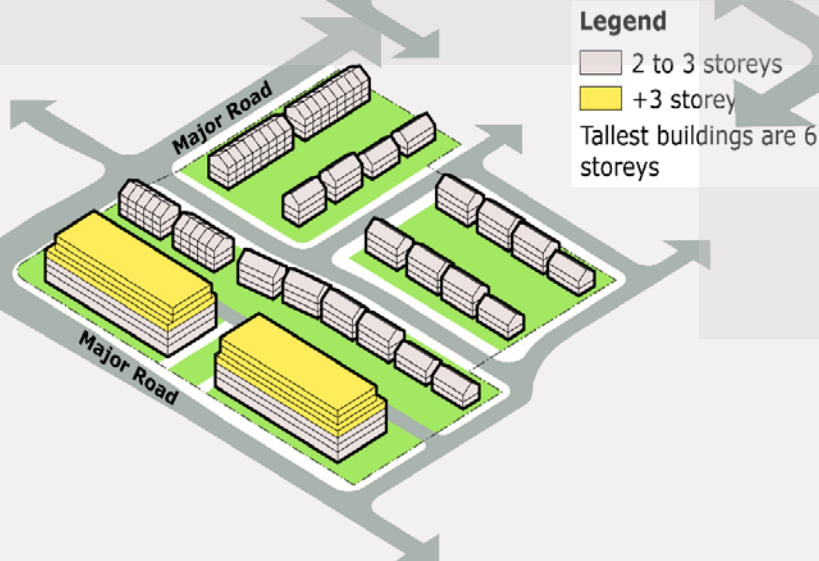
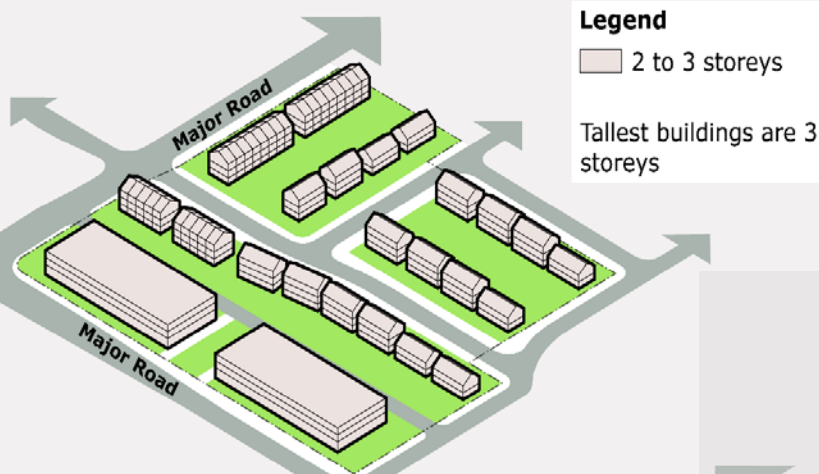
Tallest buildings are 14 storeys



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

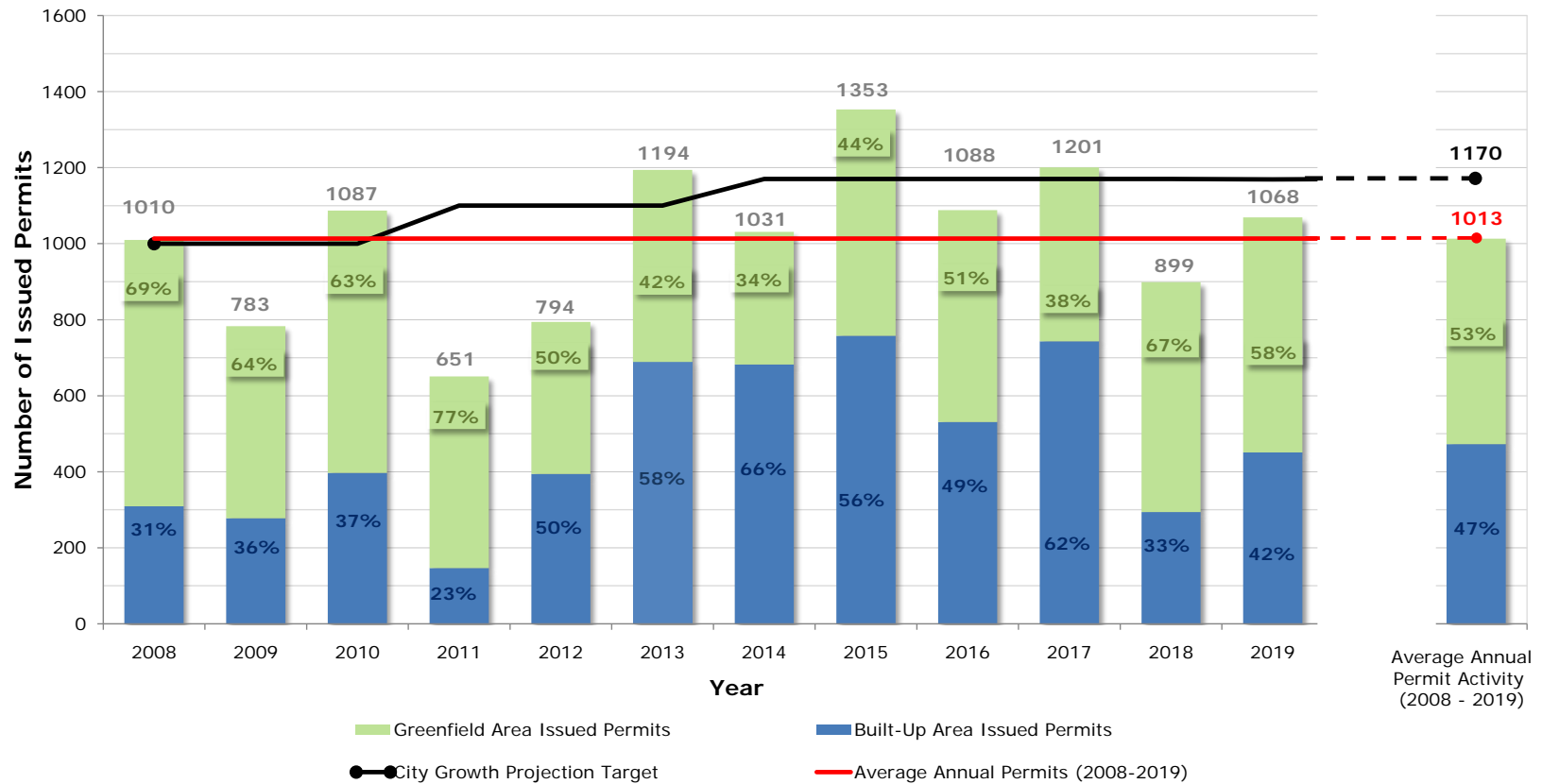
- Exploring a base case growth scenario for meeting minimum APTG forecasts and targets
- Seeking input into what alternative growth scenarios should be explored

Methods

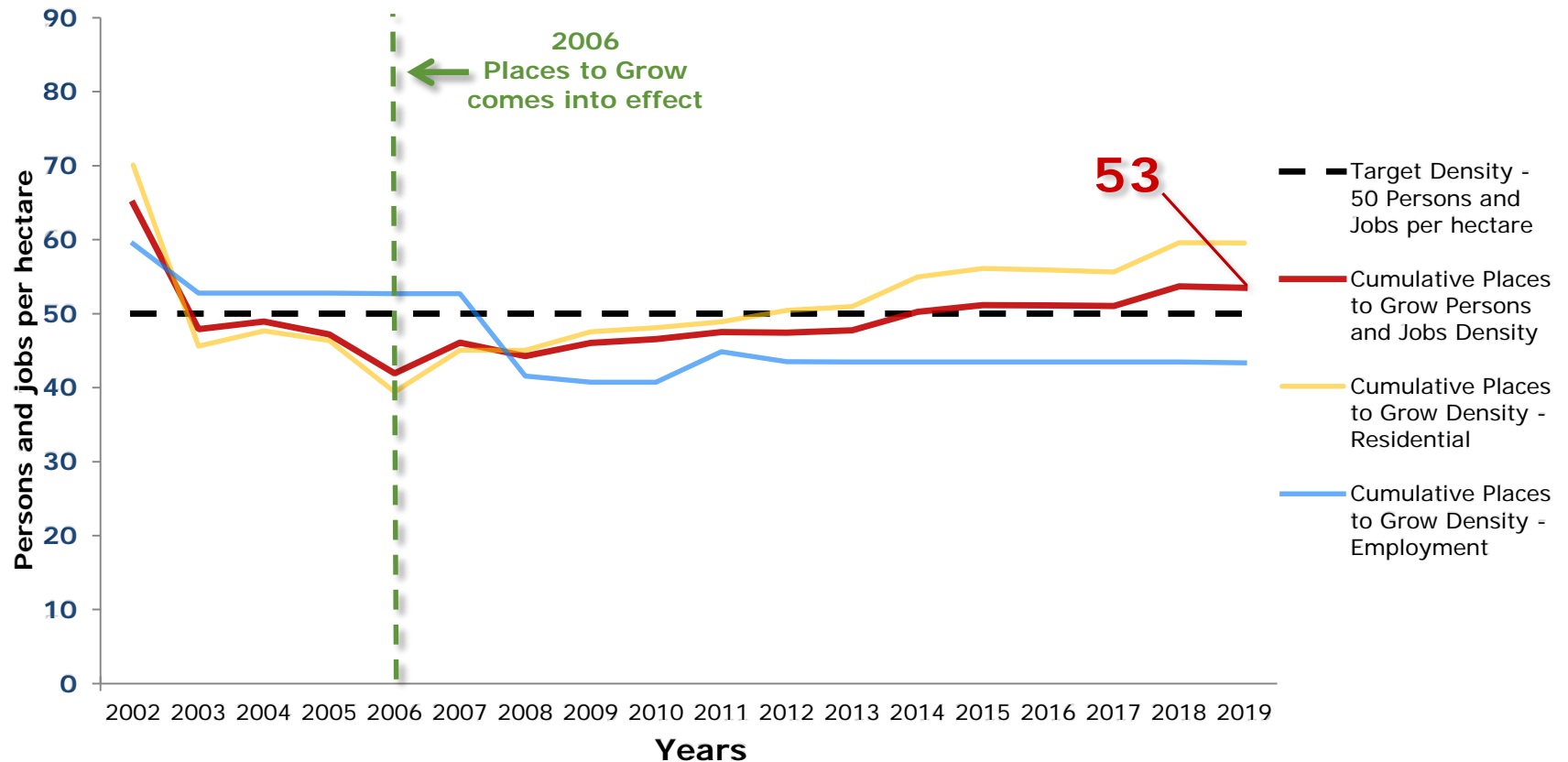
Virtual stakeholder roundtable discussion
Virtual town hall meeting
Online survey



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?



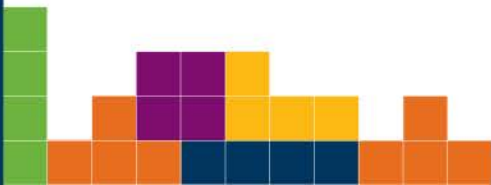
Thank you



Additional Residential Dwelling Unit Review:

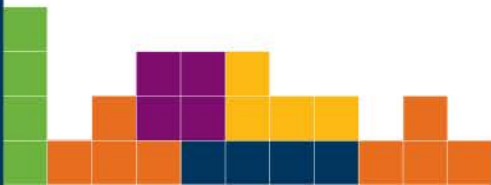
Planning Act Update to the
Official Plan and Zoning
Bylaw

December 14, 2020 Decision Meeting



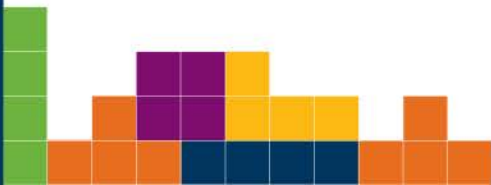
Community feedback

- 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



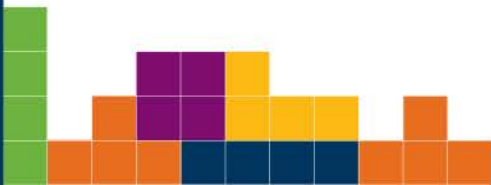
Official Plan Amendment

- 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



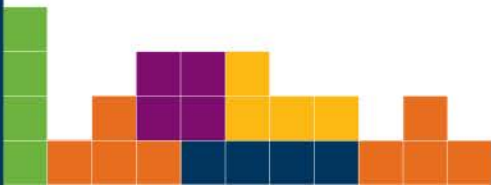
Zoning Bylaw Amendment, continued:

- 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



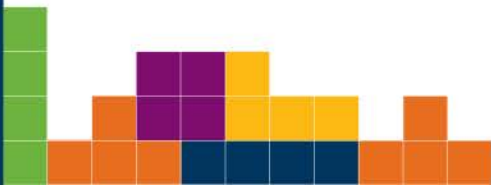
ARДУ within the primary dwelling:

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



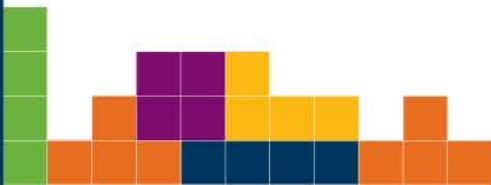
ARDU within a separate building on the same lot:

- 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:

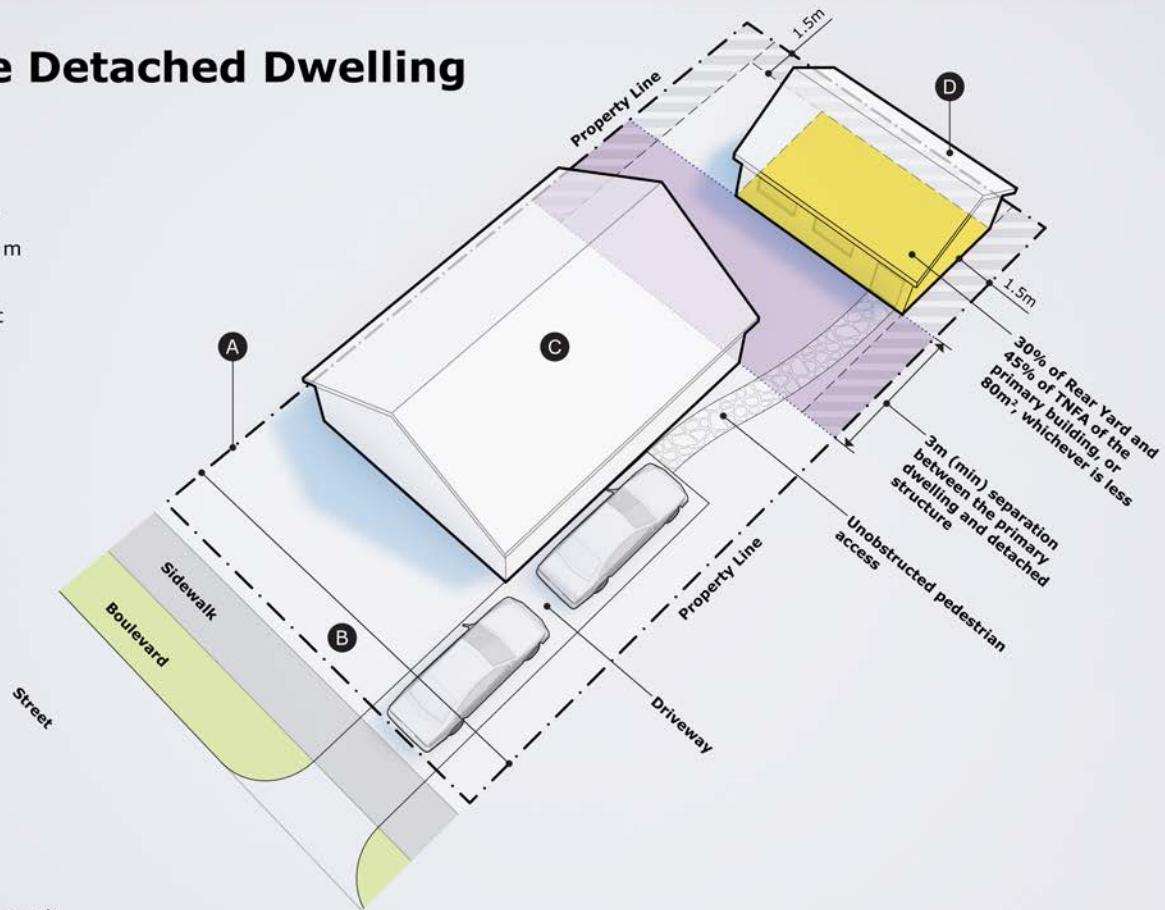
R.1B Single Detached Dwelling

Single Storey

Regulation Index

- A Min. Lot Area = 460 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

Residential R.3B Example:

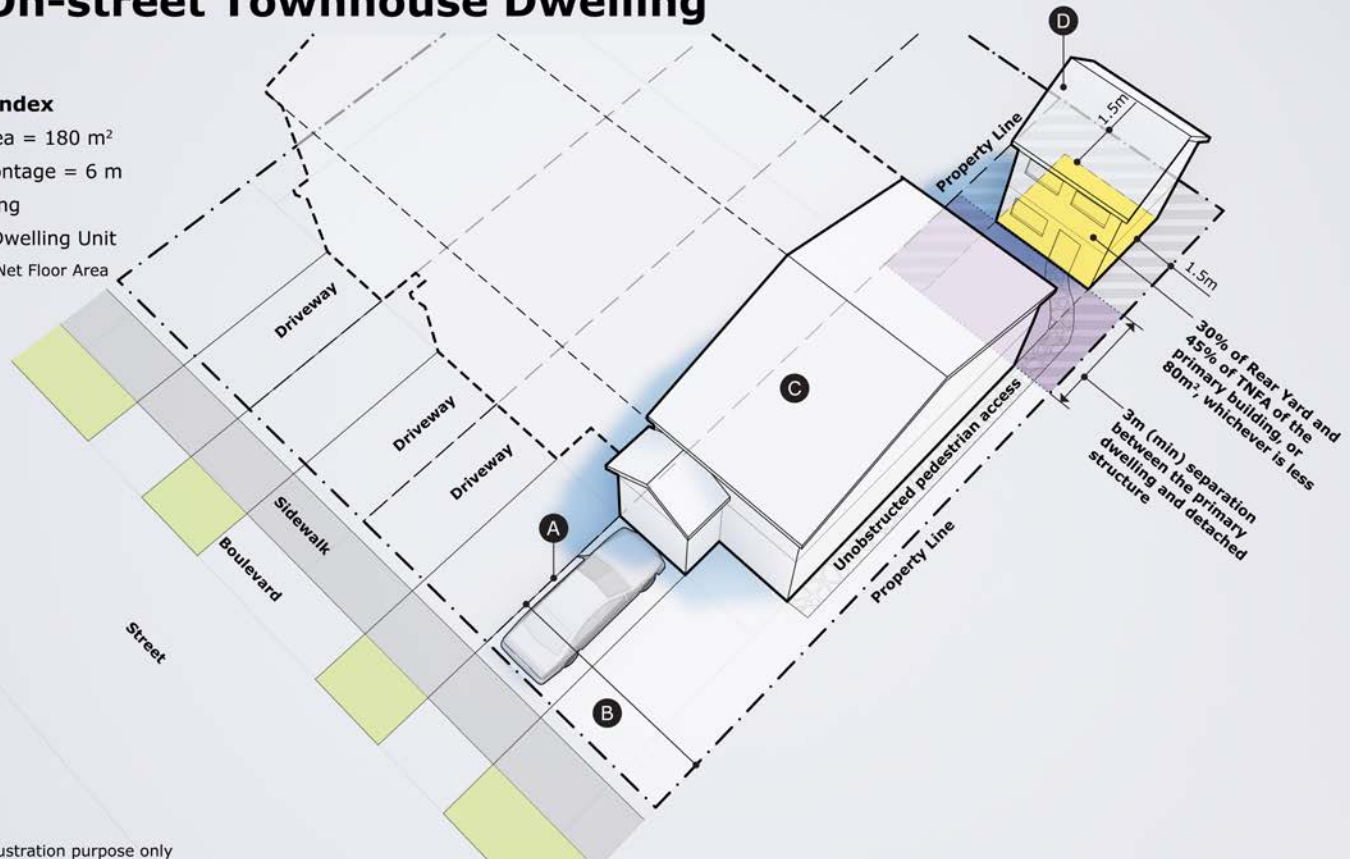
R.3B On-street Townhouse Dwelling

2 Storey

Regulation Index

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

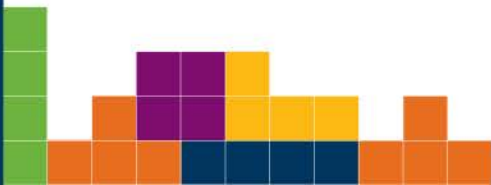
TNFA = Total Net Floor Area



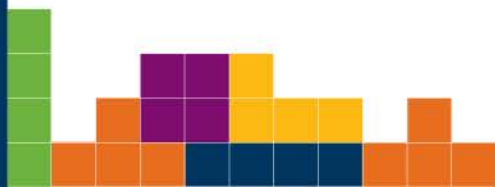
Note:
Above image is illustration purpose only

ARДУ Parking

- 1 space required per ARДУ
- 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 ARДУ's



Questions or comments?



Comprehensive Zoning Bylaw Update

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

