

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:

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- 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)

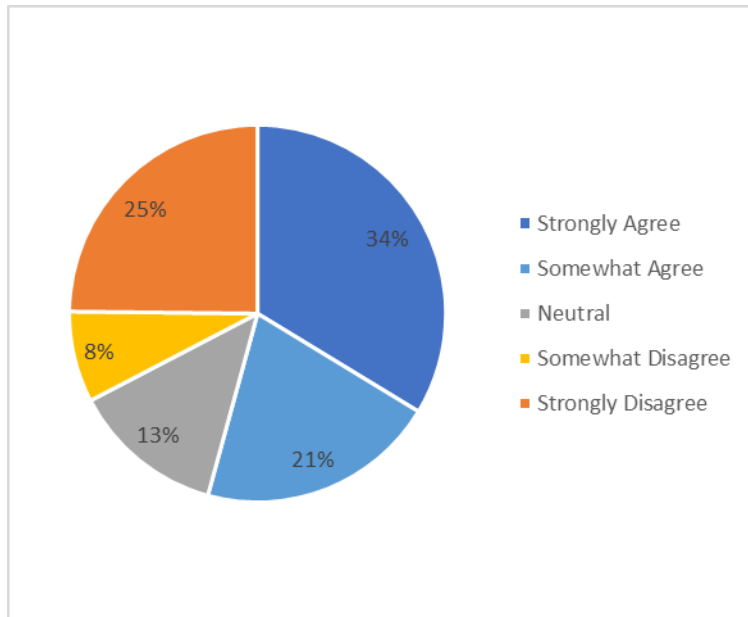
- 97% of respondents lived or owned property in Guelph
- 17% of respondents currently own a property with an accessory apartment or coach house
- 2% of respondents currently live in an accessory apartment or coach house

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

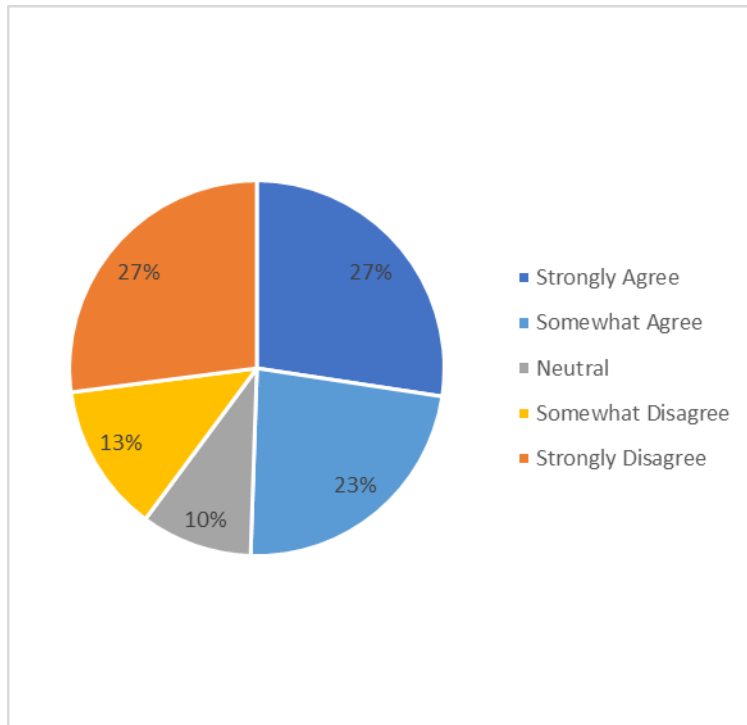
Strongly and Somewhat Disagree (60 Comments)

- 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)

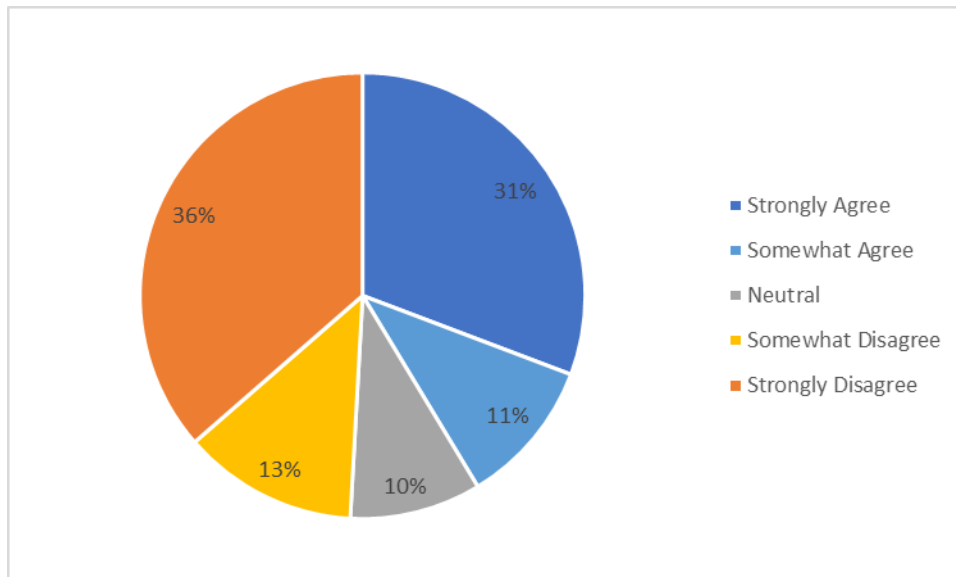
- Don't support second unit on lot
- Leave part of City with no additional residential units
- Build into new designation areas and leave existing residential areas alone
- If lot large enough split lot and build second house to zoning regulations
- Surely enough room to build multi-residential units
- 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)

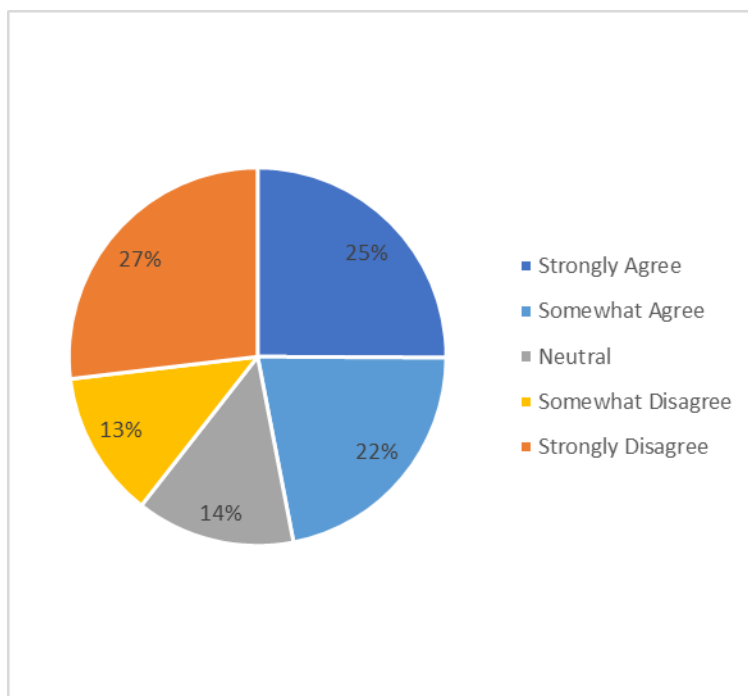
- Smaller units and not for multi family living
- One bedroom, bachelor maximum
- Two bedroom maximum so only suitable for adult children, elderly or small families
- What sort of accessory flat needs a three bedroom other than Airbnb or student slum
- Essentially a duplex. If you want a duplex apply 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

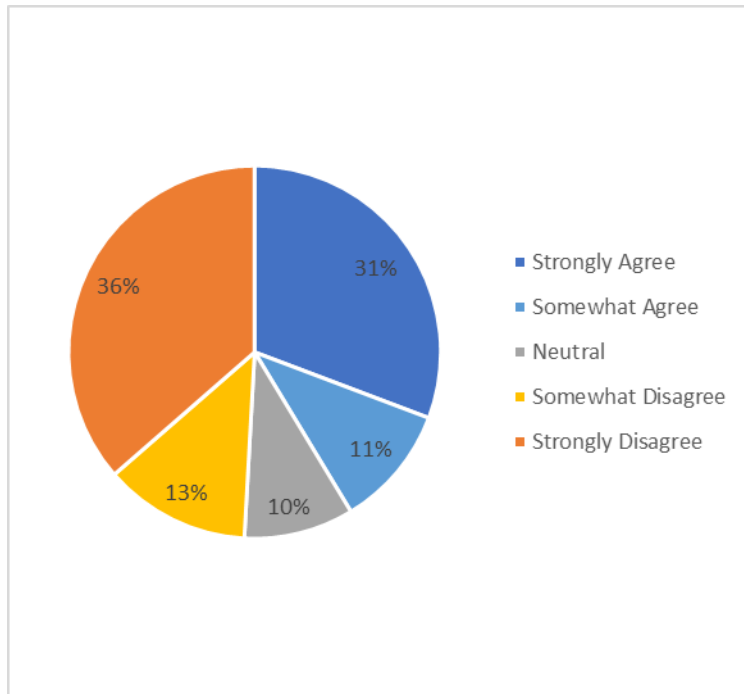
Additional Residential Dwelling Unit Review Survey Response Summary

- 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

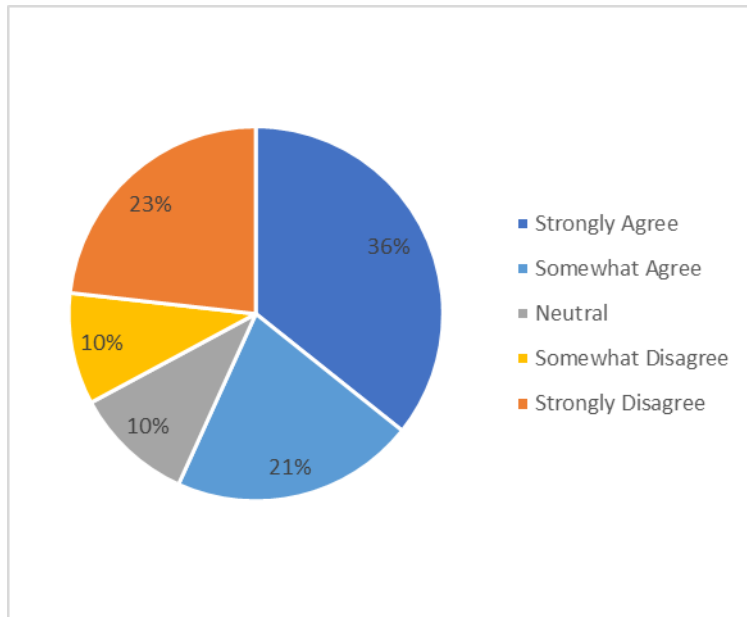
Strongly and Somewhat Disagree (83 Comments)

- 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

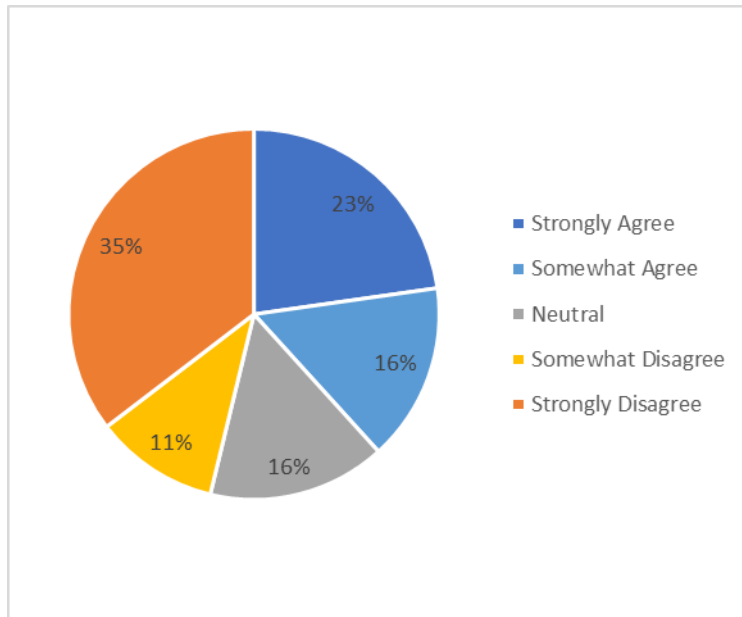
Strongly and Somewhat Disagree (52 Comments)

- 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

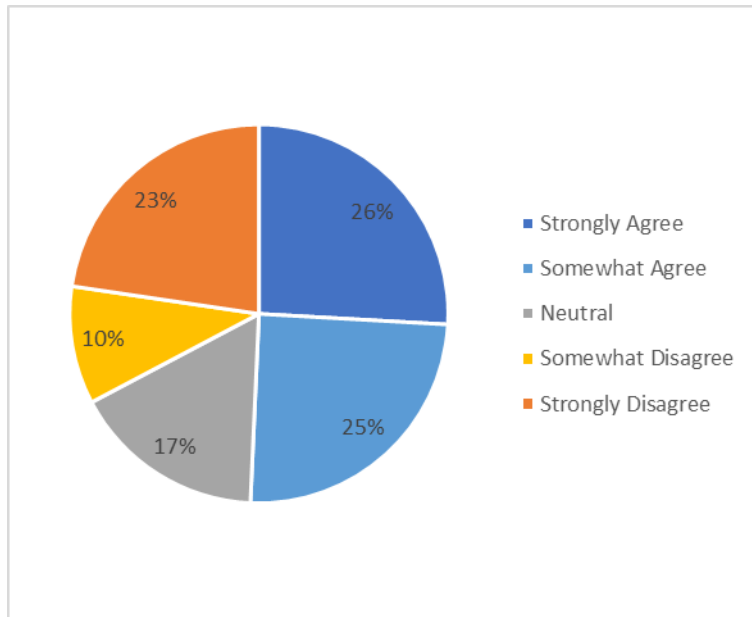
Strongly and Somewhat Disagree (85 Comments)

- 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

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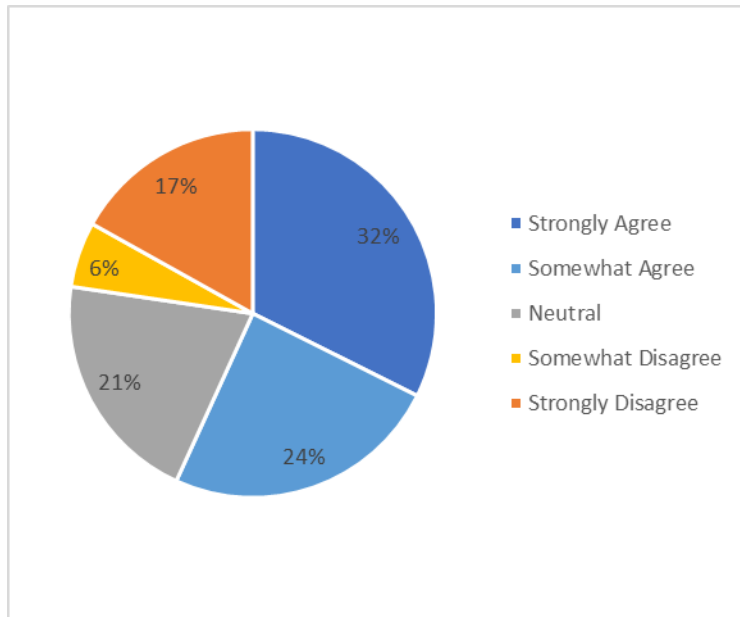
Strongly and Somewhat Disagree (49 Comments)

- 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

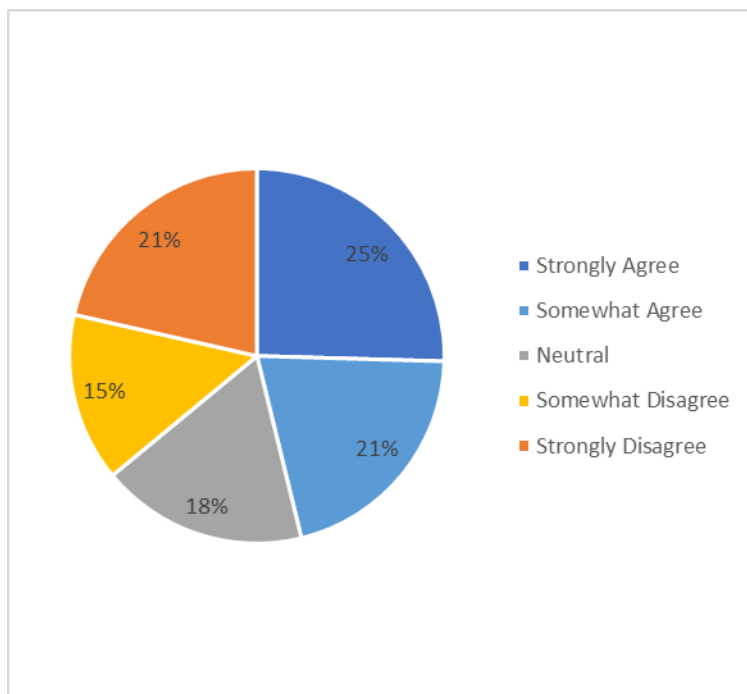
Additional Residential Dwelling Unit Review Survey Response Summary

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

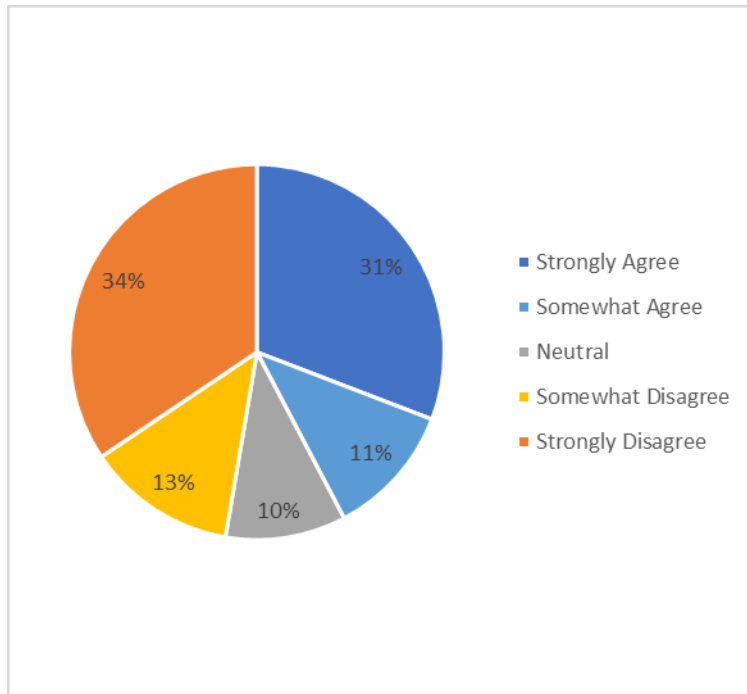
Strongly and Somewhat Disagree (50 Comments)

- 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.