

Council Memo

To	City Council
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, December 14, 2020
Subject	Additional Residential Unit Review: Planning Act Update

Planning staff received a request from members of the public to provide a rear yard perspective of a two-storey detached additional residential dwelling unit (ARDU). A concept plan using the proposed zoning bylaw regulations has been prepared for illustration purposes.

The concept plan in Figure 1 is based on a standard residential R.1B lot. The detached ARDU is located in the rear yard, has a footprint of 40 square metres and a total floor area of 80 square metres. The ARDU is setback 1.5 metres from the side and rear yard lot lines and has a height of 6 metres.

The perspective is shown from a back yard neighbouring property, shown from eye level (1.68 metres) and at the mid-point of the back of the neighbouring property's house. A 2.5 metre high fence has been included in the concept plan. Please note, this is a concept plan that shows a standard R.1B lot size and every property varies in terms of lot grading, vegetation and existing structures such as garages and sheds.

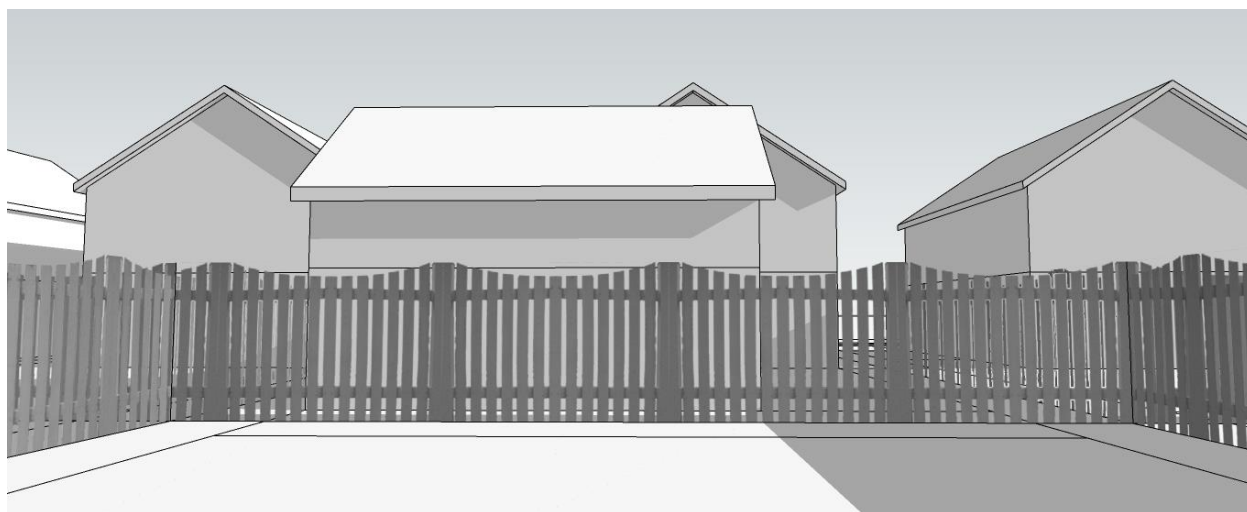


Figure 1 - Two-storey Additional Residential Dwelling Unit in Rear Yard

This memo 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 memo 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