

Gentle Density: Proposed Changes to Enable Four (4) Units on a Lot

Statutory Public Meeting

April 9, 2024

10 AM



Purpose of gentle density project

- March 2023 – Provincial Housing Pledge
- April 2023 – Council directed staff to consider as-of-right permissions for greater than three (3) units
- October 2023 – Council directed staff to immediately prepare a zoning bylaw amendment that would permit up to four (4) units
- January 2024 – the City partnered with the federal government to deliver Guelph Housing Accelerator Fund’s Action Plan



Engagement on Four Units

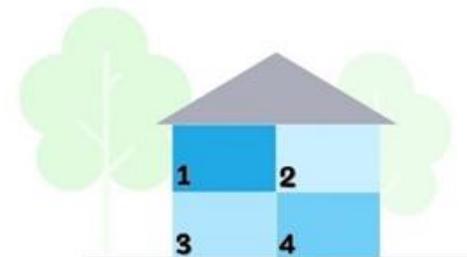
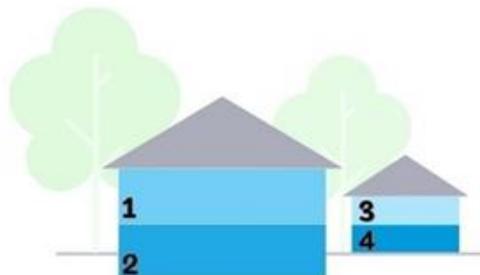
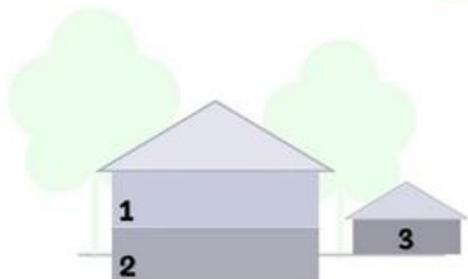
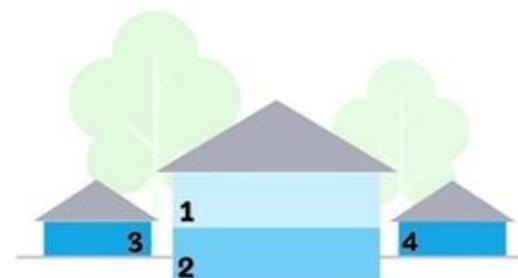
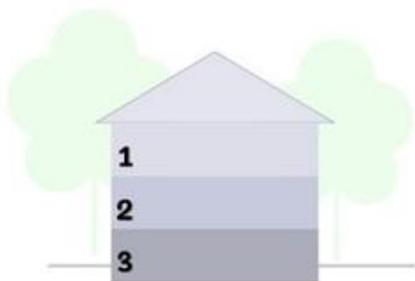
- Five (5) scheduled sessions, including in-person Public Open House in February
- What we heard:
 - requests for further simplification and less restrictive zoning permissions
 - openness to exploring a reduced parking requirement
 - requests to enable a greater variety of unit configurations
- Scan of selected Ontario municipalities



What could this look like?

Existing Zoning Permissions - 3 units

Proposed Zoning Permissions - 4 units



Proposed changes – what stayed the same?

- Same building envelope, but more flexibility for the number of units within it
- No change to:
 - Minimum lot sizes and frontages
 - Minimum setbacks
 - Maximum height of main building
 - Landscaped open space
 - Lot coverage
 - Driveway widths



Proposed changes – what's different?

Fourplexes

- New “fourplex” definition
- Permitted in RL.1 and RL.2 zones
- Three (3) parking spaces required for a fourplex
- Need to meet same regulations as other dwelling types in these zones



Proposed changes – what’s different?

Additional Dwelling Units (ADUs)

- Up to 3 ADUs permitted with a primary dwelling unit
 - Up to 3 in same building as main dwelling unit
 - Up to 2 detached ADUs
- No longer regulate maximum number of bedrooms
- Parking:
 - 1 space for the primary dwelling
 - 0 additional spaces for 1 ADU
 - 1 additional space for 2 ADUs
 - 2 additional spaces for 3 ADUs
- ADUs permitted in singles, semis, and on-street townhouses to a maximum of 4 dwelling units on a lot



Proposed changes – what's different? continued

ADUs within the primary dwelling:

- Up to 3 ADUs are permitted
- No longer require an interconnection between the ADU and the primary dwelling
- Each ADU needs to be smaller than the primary dwelling
- Exterior stairs to upper storeys are prohibited in the front and exterior side yards



Proposed changes – what's different? Continued

Detached ADUs:

- Up to 2 per lot, can be stacked, side by side in one building or in two separate buildings
- Can be two storeys, to a maximum of 6.1 metres
 - Removed regulation requiring the detached ADU to be shorter than the main dwelling
- Each detached ADU can be a maximum of 80 square metres in size
- A 2nd storey with a window facing a lot line, any balcony and/or exterior stairs must be setback 3 metres, and rooftop amenity area is prohibited



Next steps

we are here



Thank you!

