

Proposed Zoning Regulation Changes to Enable Four (4) Units on a Lot

Council Planning

December 10, 2024



Where we are

- 3 Units currently permitted as-of-right in low density residential zones.
- Trends on the current uptake of 3 Units as of right (triplexes and detached ADUs) have been limited.
- Our approach: Work within the existing building envelope to ensure compatibility while **adding 1 unit** of flexibility.
- Approving 4-Units is part of the \$21.4 million Housing Accelerator Fund commitment.



This is one tool in the toolbox.

We have an ability to affect change.



Housing Accelerator Fund Initiatives

<p>Initiative 1: Housing Affordability Strategy Status: ongoing</p> 	<p>Initiative 2: Enhanced processes and systems Status: ongoing</p> 	<p>Initiative 3: Infrastructure and servicing capacity planning Status: ongoing</p> 	<p>Initiative 4: Evaluative framework for City-owned land assets Status: ongoing</p> 
<p>Initiative 5: Encourage Additional Dwelling Units Status: ongoing</p> 	<p>Initiative 6: Encourage missing middle Status: ongoing</p> 	<p>Initiative 7: Community Planning Permit System Status: ongoing</p> 	<p>Initiative 8: Parking reduction Status: ongoing</p> 

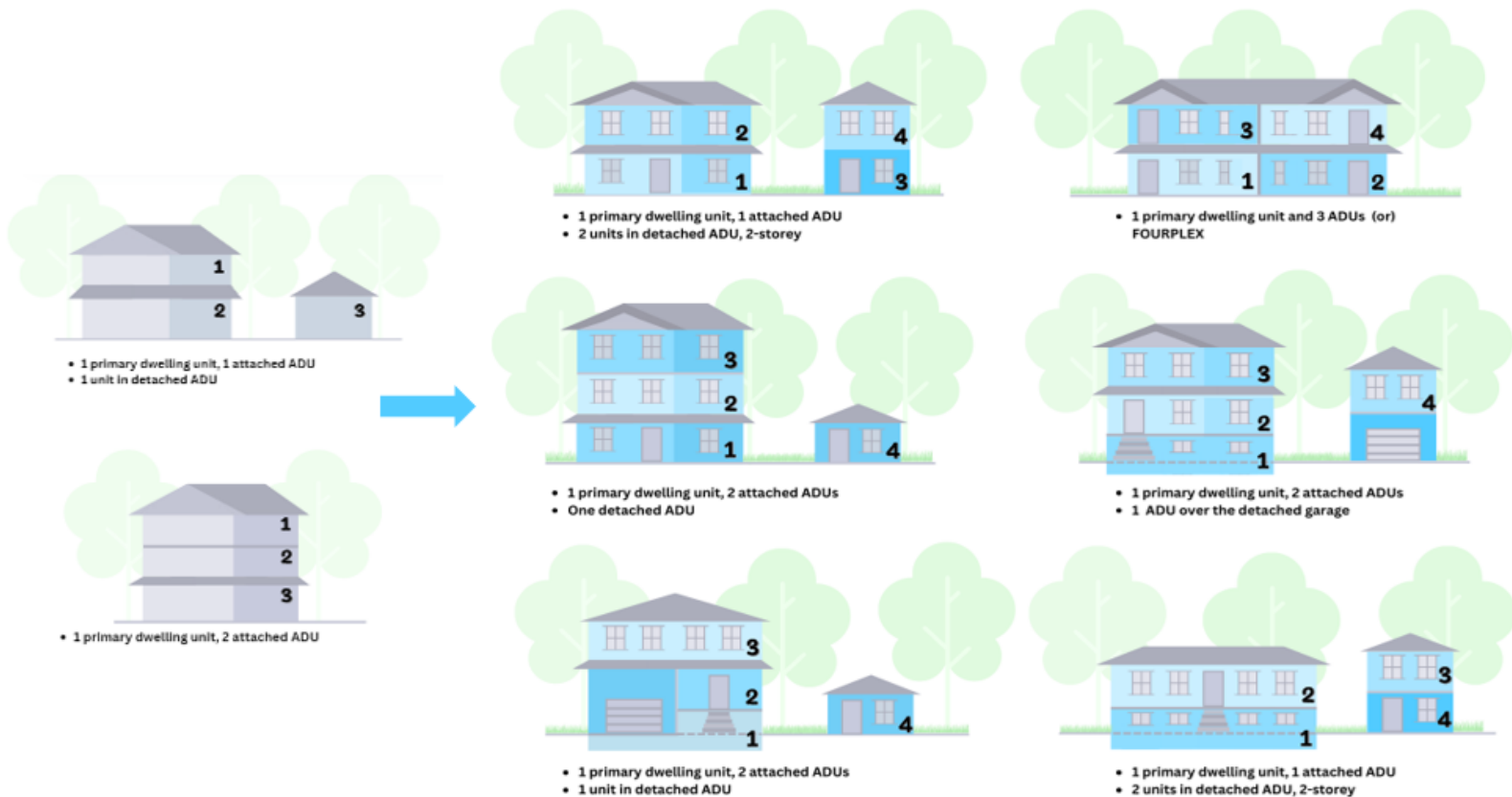


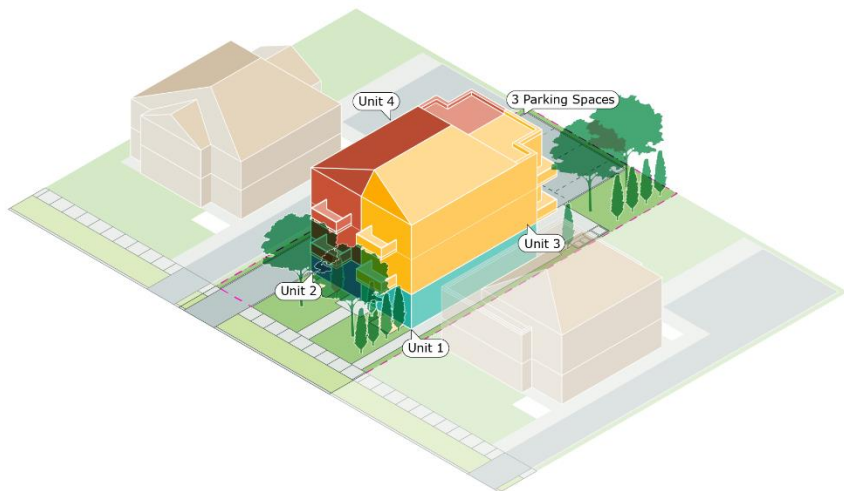
Proposed Changes

- Introducing a definition for fourplex which would apply to a building consisting of four units on a single lot.
- Introduce an approach to parking such that:
 - **For an ADU**, one space is required for the first unit, with an additional space required for each of the third and fourth units.
 - **For a fourplex**, one space per dwelling unit is required to a maximum of three spaces.
- Introduce new ways to configure ADUs across primary and detached structures.

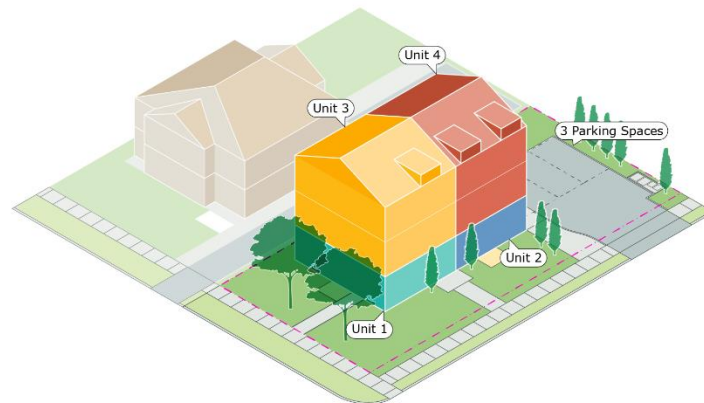


What could this look like?

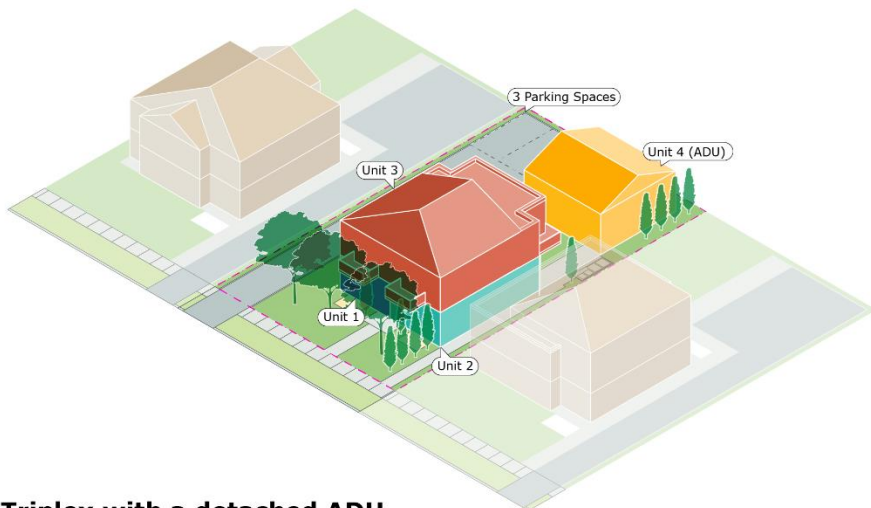




Fourplex on a mid-block parcel



Fourplex on a corner lot

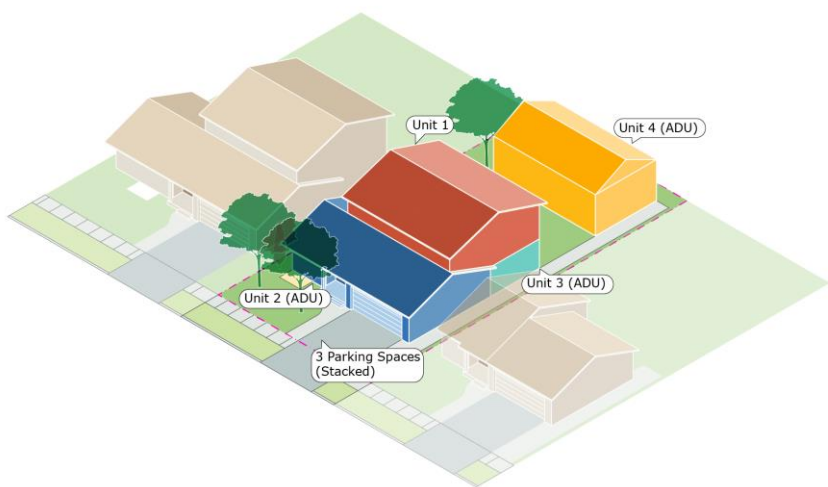


Triplex with a detached ADU



Duplex with two ADUs





Three ADUs (two in the primary building and one detached)



Three ADUs (one in the primary building and a two-unit detached)

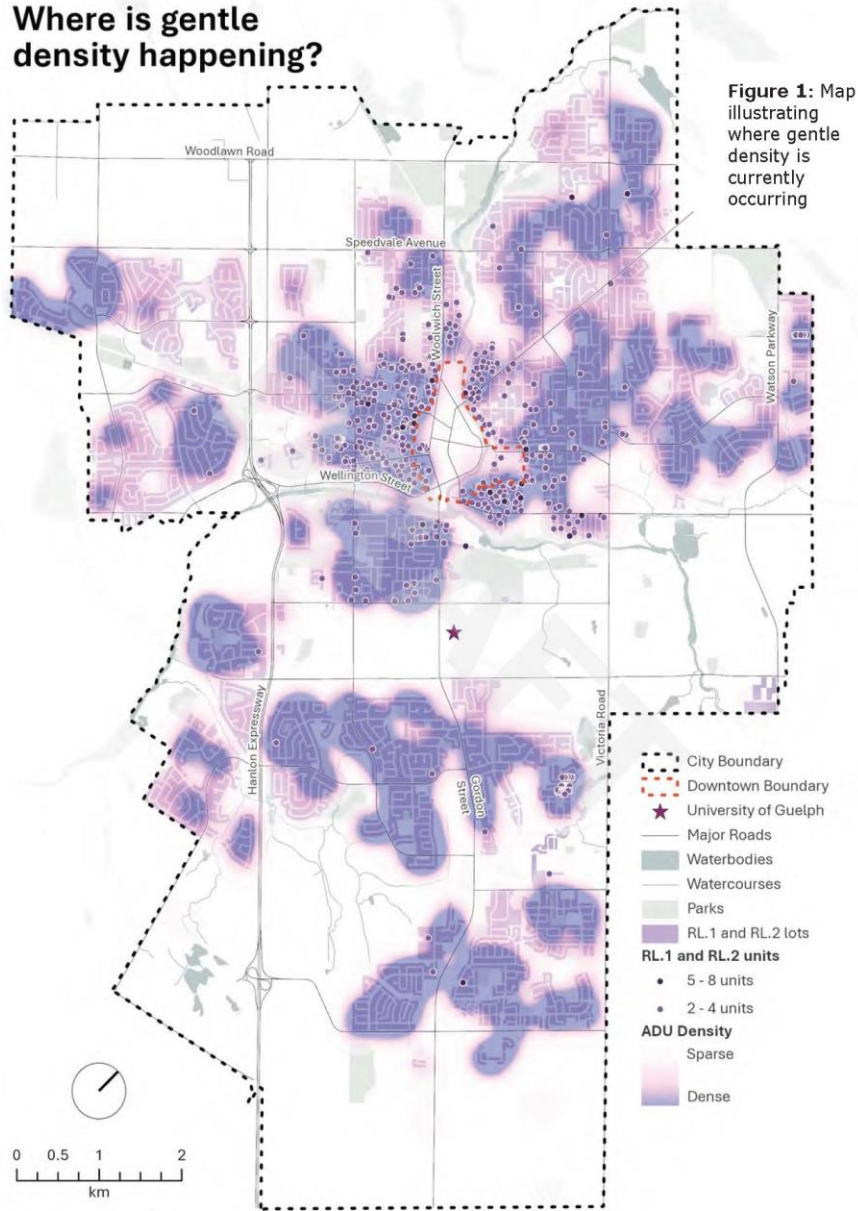


Key Facts and Analysis

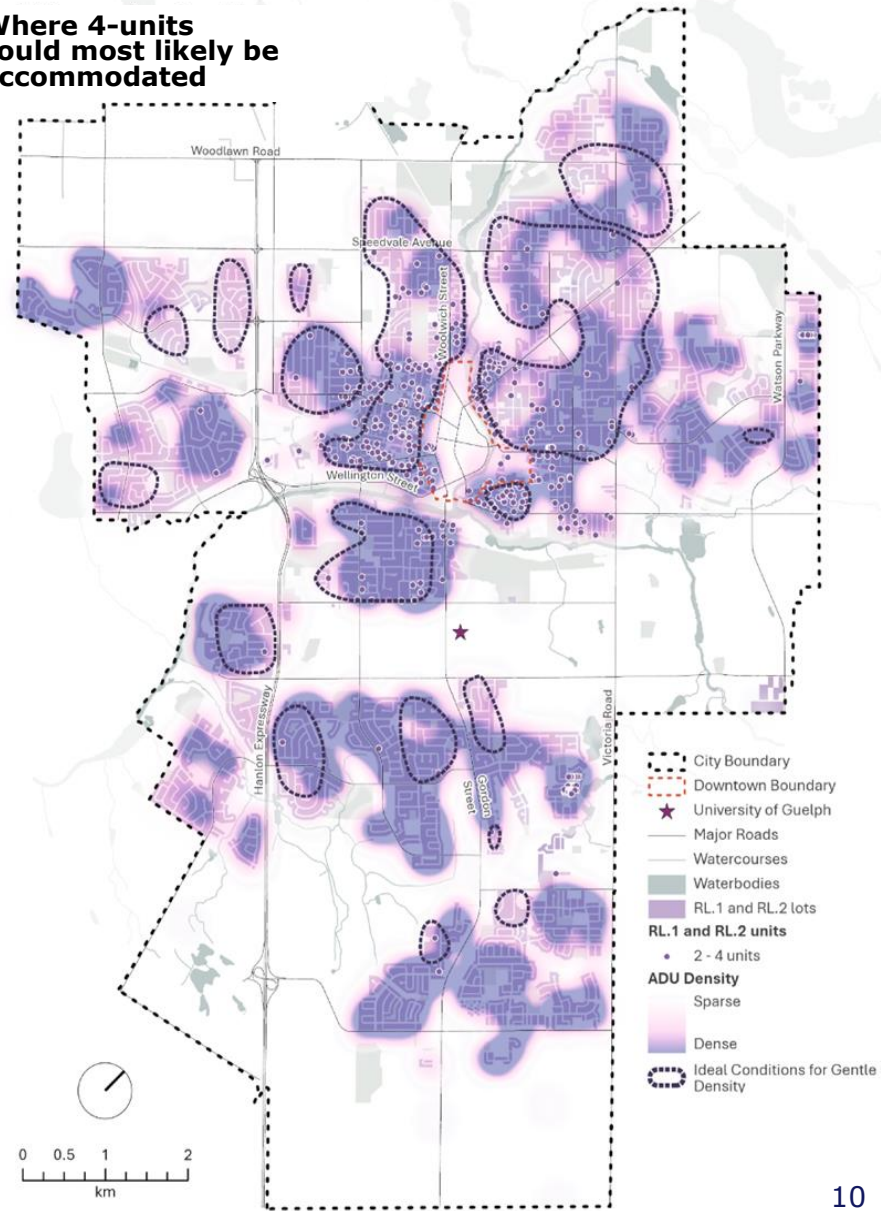
- Guelph currently has approximately 40,000 lots, with (80 per cent) 32,000 zoned low density (RL.1 and RL.2).
- There are 4,000 registered ADUs across the City
- The current bylaw might support about 11,100 lots (35 per cent) for 4 units. This number could increase to 14,250 lots (44 per cent) with the proposed bylaw.
- The increase in approximately 3,150 lots can be attributed to reducing parking by 1 required space.
- Severances - Only 6 per cent of all (RL.1 and RL.2) lots are 24 metres wide, and only 3 per cent are 30 metres wide.
- Only about 1 per cent of all RL.1 and RL.2 are 36 metres or wider, which may be wide enough to be severed into 3 lots that each support four units.



Where is gentle density happening?



Where 4-units could most likely be accommodated



What could this look like?



Fourplex



What could this look like?



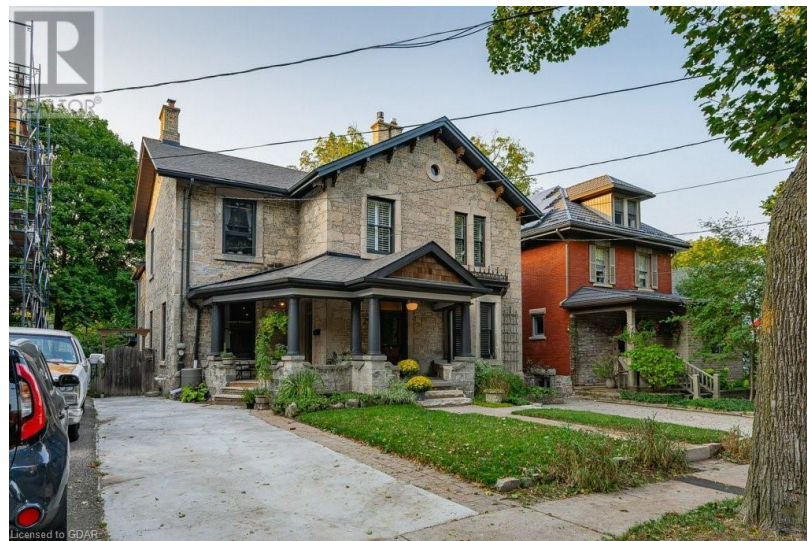
**Fourplex on
a corner lot**



Multi-Unit Housing in Guelph



3 Unit (2 Main, 1 ADU)



Triplex

Fourplex



What could this look like?



**1 main, 1
internal ADU, 2
detached ADUs**



What could this look like?

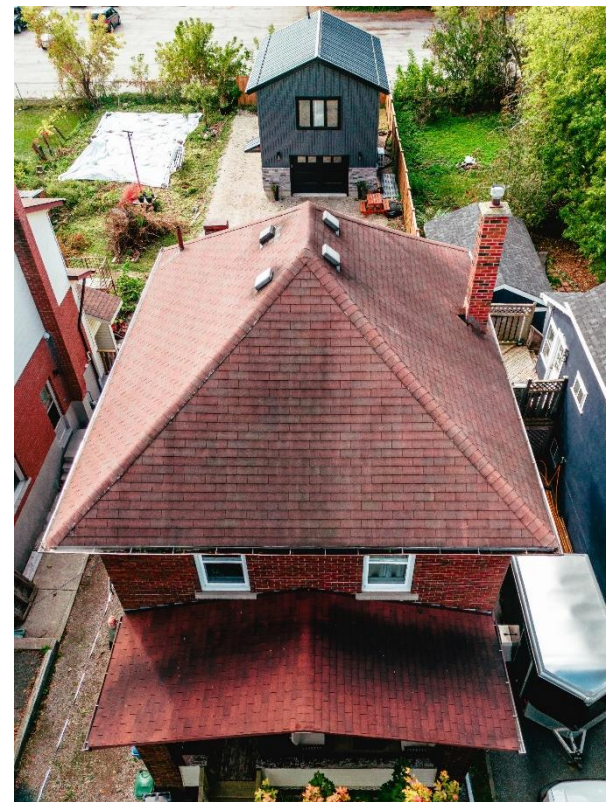
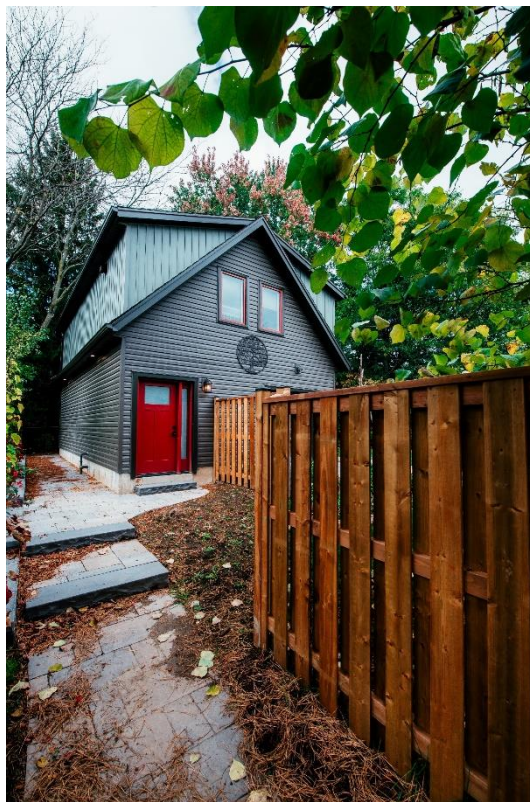


**1 main,
2 internal ADUs,
1 detached ADU**



What could this look like?

Detached ADUs in Guelph



Key considerations



Parking

- The potential unlocking of 3,150 more lots can be almost **entirely attributed** to the removal of one required parking space.
- The approach to parking reductions is a 'middle of the road' approach and is **consistent with other municipalities** (Kitchener and Hamilton)
- Aligns with Provincial direction through the removal of parking minimums downtown (Bill 185).

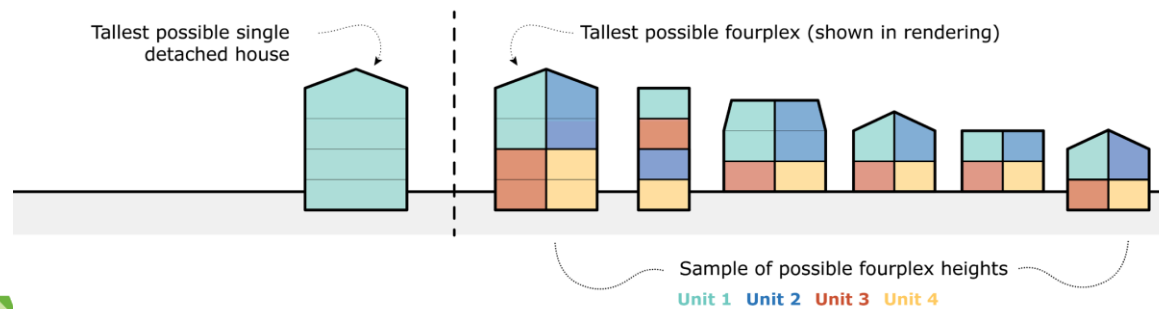


Height

- There are no proposed changes to height maximums for primary dwellings (i.e. main structure).
- Currently, ADUs are permitted over a garage to a maximum height of 6.1 meters.
- The height allowance for detached ADUs has been revised to allow for two storeys, maintaining the maximum height of 6.1 meters, regardless of the height of the primary dwelling unit.
- Regulations have been added to increase setbacks where second storey windows, balconies, or staircases are adjacent to the lot line, to reduce privacy concerns.



Height



ADU Configuration

- The proposed by-law would permit up to 2 ADUs in **1 detached structure** on a lot.
- Concerns over the scale of intensification and overbuilding were addressed by keeping the **same regulations** on yard coverage (30 per cent) and landscaped open space (35 per cent).
- ADUs limited to detached buildings to prevent potential future overbuilding and tree removal.
- Permitting additional detached ADUs may be revisited through investigations on 5+ units.



ADU Size (Bedrooms)

- There are no size restrictions for ADUs in the main building. This is limited by the existing building envelope which is not proposed to change.
- Detached ADUs are proposed to be limited in size to 80 square meters.
- The number of bedrooms in ADUs is not regulated, in line with Provincial direction.



Conclusion

- Four units is one of the tools in our toolbox to facilitate housing supply.
- The proposed amendment would unlock approximately 3,150 lots that could achieve four units while maintaining the existing building envelope and low-density character of neighborhoods.
- Approving four units was committed to under the \$21.4 million HAF agreement.



Thank you!

