

Exploring the Potential for Five Plus (5+) Units in Guelph

Planning Council
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Overview

- Background
- Approach and Criteria
- Findings and Recommendations
- Next Steps

Background

- In April 2023, Council approved comprehensive Zoning By-law to consider as-of-right permissions for greater than three (3) units per property within low density residential zones
- The December 2024 approval of four unit zoning permissions addresses commitments to both previous Council direction and the Guelph HAF Action Plan
- In December 2024, council approved staff report [24-405](#) permitting four dwelling units on a Lot
- The City has further committed to exploring the feasibility of five plus units on a lot as part of the ongoing HAF initiative
- Five plus units would further encourage missing middle housing development in Guelph

Approach

- The report presents the preliminary criteria and findings of the potential for five or more (five plus) units in Guelph
- Beginning from the work completed for the Four Unit Project
- Staff established criteria to identify which lots that would also be able to support five plus units

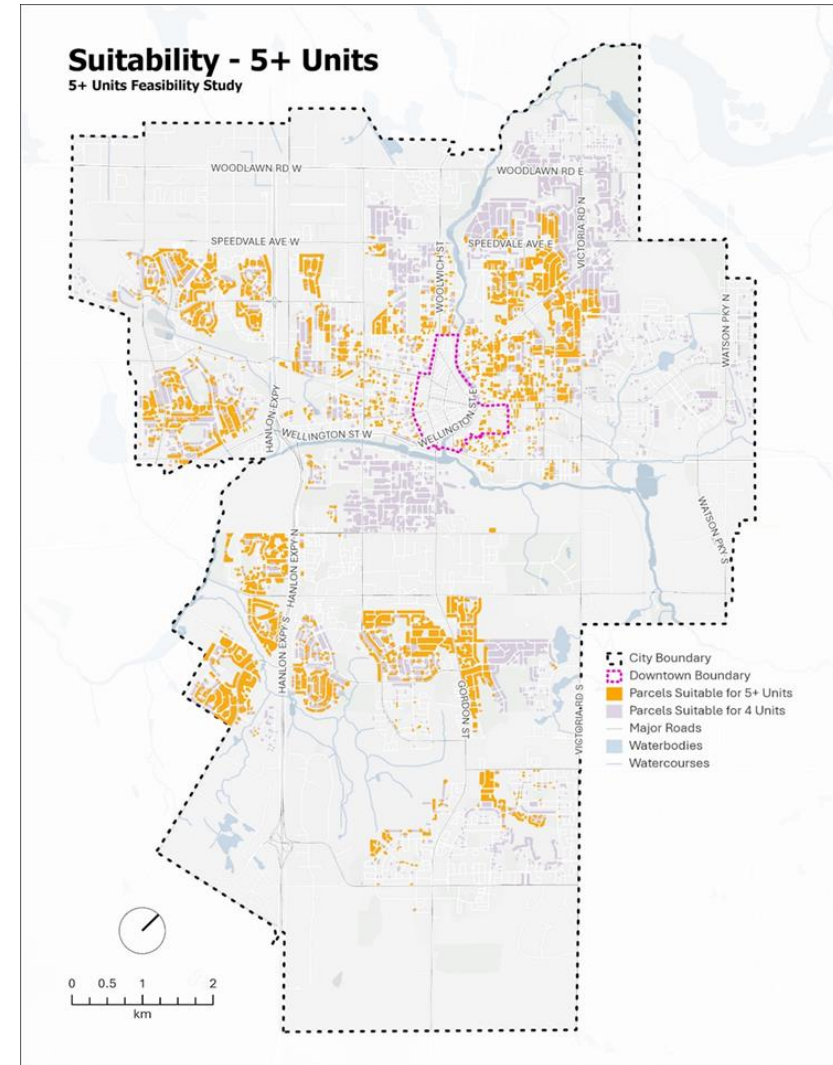
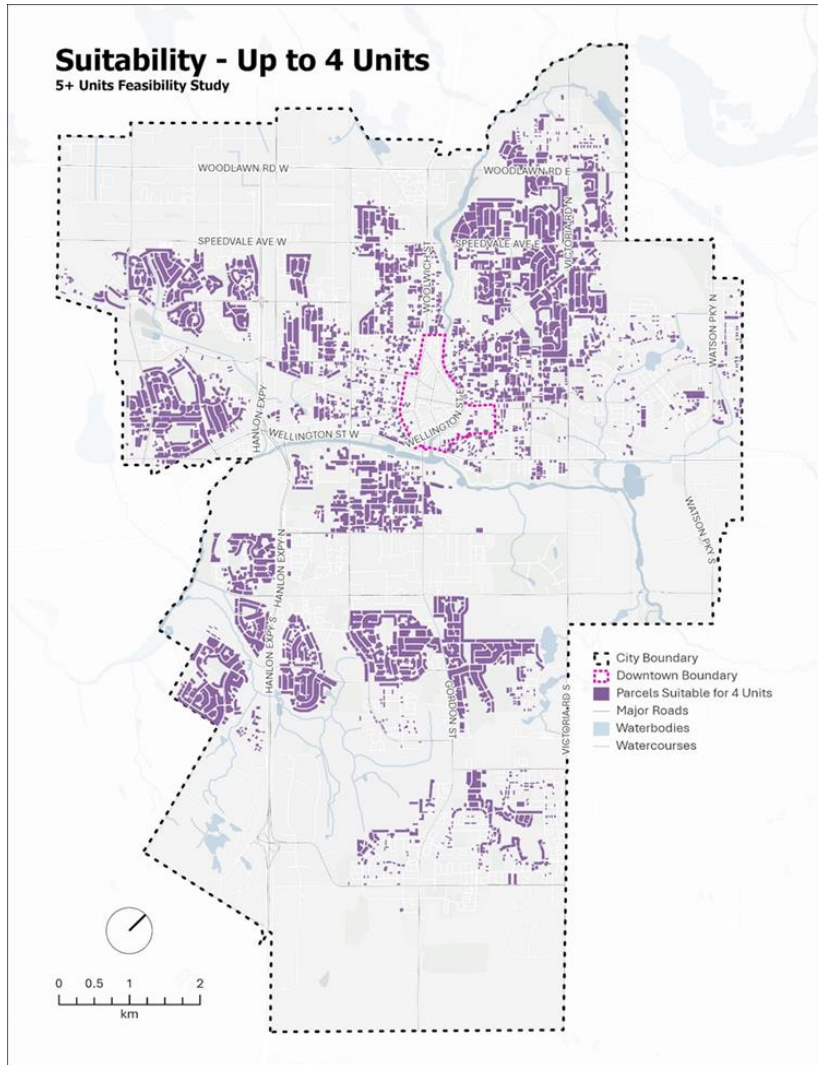
Criteria of Five Plus Units

- Low Density Residential Lots
- Linear Watermain and Sanitary Suitability
- Accessible to Transit
- Lot Size
- Lot Frontage

Results of the Five Plus Unit Criteria Applied

Criteria Applied	Parcel Count	% of all RL.1 and RL.2 lots
All RL.1 and RL.2 lots	32,000	n/a
Lots suitable for up to four units	14,250	45%
Lots remaining after servicing criterion applied	10,100	32%
Lots remaining after transit access criterion applied	9,530	30%
Lots remaining after parcel size criterion applied	5,900	18%
Total number of lots suitable for 5+ units	5,900	18%

Maps of Lot Suitability



Additional Considerations and Next Steps

- Further review of lot size and site characteristics
- Minimum required parking standards
- Official Plan policy considerations
- Public engagement with interest holders and community members
- Financial implications

Conclusion and Recommendation

- Staff are seeking direction from Council on advancement of the five plus unit project
- Should the project proceed, the criteria will be further refined to identify lots suitable for five plus units
- Proceeding with the project will further housing readiness by advancing the zoning by-law amendment and associated enabling policies

Thank you

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