

# Attachment 2- Proposed Official Plan Amendment for the Additional Residential Unit Review (OPA 72)

## Format of the Amendment

This section of Amendment 72 for the Additional Residential Unit Review: Planning Act Update sets out additions and changes to the text in the Official Plan. Sections of the Official Plan that are proposed to be added, changed or deleted are referred to as "ITEMS" in the following description. Text that is proposed to be amended is illustrated by various font types (e.g. ~~struck-out~~ is to be deleted and **bold** text is to be added). Unchanged text represents existing Official Plan policy that is being carried forward that has been included for context and does not constitute part of Amendment 72. New sections that are proposed to be added to the Official Plan are shown in standard font type with titles appearing in bold. Italicized font indicates defined terms or the name of a provincial act or title of a document.

## Implementation and Interpretation

The implementation of this amendment shall be in accordance with the provisions of the Planning Act. The further implementation and associated interpretation of this amendment shall be in accordance with the relevant text and mapping schedules of the existing Official Plan of the City of Guelph and applicable legislation.

Amendment 72 should be read in conjunction with the current Official Plan (2018 Consolidation) which is available on the City's website at [guelph.ca](http://guelph.ca), or at the Planning Services office located at 1 Carden Street on the 3rd Floor.

## Details of the Proposed Amendment

**ITEM 1:** The purpose of 'ITEM 1' is to change the reference to "accessory apartments" in policy 3.7.3 v) to "additional residential dwelling units" to be consistent with the dwelling type name used in the Planning Act.

Policy 3.7.3 v) is hereby amended as follows to replace the term "accessory apartments" with the term "additional residential dwelling units":

3.7.3. v) a range and mix of housing will be planned, taking into account *affordable housing* needs and encouraging the creation of ~~*accessory apartments*~~ ***additional residential dwelling units*** throughout the *built-up area*.

**ITEM 2:** The purpose of 'ITEM 2' is to change the reference to "accessory apartment" in policy 4.4.1.34.2 to "additional residential dwelling unit" to be consistent with the dwelling type name used in the Planning Act. In addition, the reference to duplex dwelling, in relation to an accessory apartment, is removed since accessory apartments are not permitted with duplex dwellings.

Policy 4.4.1.34.2 is hereby amended as follows to replace the term “accessory apartment” with the term “additional residential dwelling unit”:

4.4.1.34.2. *Residential intensification*, comprising the building of a new single/semi/duplex on an existing vacant lot, or adding an ~~accessory apartment~~ **additional residential dwelling unit** to an existing single/semi/~~duplex~~ building or the creation of a new lot by *consent* for a single/semi/duplex-dwelling, may be permitted provided that the new building or structure is *floodproofed* to an elevation no lower than one metre below the *regulatory flood level*; and:

**ITEM 3:** The purpose of ‘ITEM 3’ is to change the reference to “accessory apartments” in objective 7.2 d) to “additional residential dwelling units” to be consistent with the dwelling type name used in the Planning Act.

Objective 7.2 d) is hereby amended as follows to replace the term “accessory apartments” with the term “additional residential dwelling units”:

7.2 d) To recognize the role of existing housing and ~~accessory apartments~~ **additional residential dwelling units** in providing choices for a full range of housing, including *affordable housing*.

**ITEM 4:** The purpose of ‘ITEM 4’ is to change the reference to “accessory apartments” in policy 7.2.1.2 to “additional residential dwelling units” to be consistent with the dwelling type name used in the Planning Act.

Policy 7.2.1.2 is hereby amended as follows to replace the term “accessory apartments” with the term “additional residential dwelling units”:

7.2.1.2. The annual *affordable housing* target requires that an average of 30% of new residential *development* constitute *affordable housing*. The target is to be measured city-wide. The target consists of 25% affordable ownership units, 1% affordable *primary rental* units and 4% affordable purpose built secondary rental units (which includes ~~accessory apartments~~ **additional residential dwelling units**).

**ITEM 5:** The purpose of ‘ITEM 5’ is to change the references to “accessory apartments” in policy 9.2.3 to “additional residential dwelling units” to be consistent with the dwelling type name used in the Planning Act and to permit additional residential dwelling units within medium density residential designations to be consistent with the inclusion of additional residential units on rowhouse properties under the Planning Act.

Policy 9.2.3 is hereby amended as follows to replace the term “accessory apartments” with the term “additional residential dwelling units” and to add “and medium” to “low density residential designations”:

9.2.3 ~~Accessory Apartments~~ **Additional Residential Dwelling Units**

1. The City shall provide for the creation of ~~accessory apartments~~ **additional residential dwelling units** in low **and medium** density residential designations.
2. The *Zoning By-law* will provide specific regulations for ~~accessory apartments~~ **additional residential dwelling units**.

**ITEM 6:** The purpose of 'ITEM 6' is to change the references to "main dwelling" in policy 9.2.5 to "primary dwelling" and references to "coach houses" to "additional residential dwelling units within a separate building on the same lot as the primary dwelling" to align references to the primary dwelling with terminology used in the Planning Act and to be consistent with the dwelling type name used in the Planning Act.

Policy 9.2.5 is hereby amended as follows to replace the term "main dwelling" with "primary dwelling" and to replace the term "accessory dwellings" with the term "additional residential dwelling units", specifying that the additional residential dwelling units are within a separate building on the same lot as the primary dwelling. In addition, "by amendment to the implementing Zoning Bylaw" is removed and a new policy is added to recognize garden suites will be regulated in accordance with the Temporary Use By-law provisions of this Plan:

9.2.5 ~~Coach Houses~~ **Additional residential dwelling units within a separate building on the same lot as the primary dwelling** and Garden Suites

1. ~~Coach houses~~ **Additional residential dwelling units within a separate building on the same lot as the primary dwelling** and *garden suites* may be permitted within land use designations permitting residential uses as alternative forms of housing in conjunction with detached, semi-detached and townhouse forms of housing.
2. The following criteria will be used as the basis for permitting ~~coach houses~~ **additional residential dwelling units within a separate building on the same lot as the primary dwelling** and *garden suites* ~~by amendment to the implementing Zoning By-law~~:
  - i) the use is subordinate in scale and function to the **primary** ~~main-dwelling~~ on the lot;
  - ii) the use can be integrated into its surroundings with negligible visual impact to the streetscape;
  - iii) the use is situated on an appropriately-sized housing lot;
  - iv) the use is *compatible* in design and scale with the built form of the **primary** ~~main-dwelling~~ unit;
  - v) the orientation of the use will allow for optimum privacy for both the occupants of the new ~~coach house~~ **additional residential dwelling units within a separate building on the same lot as the primary dwelling** or *garden suite* and the **primary** ~~main-dwelling~~ on the lot; and

vi) any other siting requirements related to matters such as servicing, parking and access requirements, storm water management and tree preservation can be satisfied.

3. ~~Coach houses~~ **Additional residential dwelling units within a separate building on the same lot as the primary dwelling** and ~~garden suites~~ will be regulated by the provisions of the implementing *Zoning By-law* and shall be subject to site plan control.
4. **Garden suites** will be regulated in accordance with the Temporary Use By-law provisions of this Plan and shall be subject to site plan control.

**ITEM 7:** The purpose of 'ITEM 7' is to change the references to "coach houses" in policy 10.11.2 i) to "additional residential dwelling units within a separate building on the same lot as the primary dwelling" to be consistent with the dwelling type name used in the Planning Act.

Policy 10.11.2 i) is hereby amended as follows to replace the term "coach house" with the term "additional residential dwelling units" and specifying that the additional residential dwelling units are within a separate building on the same lot as the primary dwelling":

- 10.11.2 i) low density residential, including single detached and semi-detached dwellings and buildings or structures accessory thereto, but not including zero lot line dwellings, lodging houses, ~~coach houses~~ **additional residential dwelling units within a separate building on the same lot as the primary dwelling**, garden suites, group homes or other special needs housing

**ITEM 8:** The purpose of 'ITEM 8' is to replace the term "accessory apartment" in policy 11.2.6.3.6.1 with the term "additional residential dwelling unit" to be consistent with the dwelling type name used in the Planning Act:

Policy 11.2.6.3.6.1. is hereby amended as follows to replace the term "accessory apartment" with the term "additional residential dwelling unit":

- 11.2.6.3.6.1. Notwithstanding any other provision of this Secondary Plan, only the following uses shall be permitted:
- a) Single detached dwelling;
  - b) ~~Accessory apartment~~ **Additional residential dwelling unit**; and
  - c) Home occupation.

**ITEM 9:** The purpose of 'ITEM 9' is to rename and revise the definition for "Accessory Apartment" within Section 12 Glossary to be consistent with the terminology used in the Planning Act and provide clarity.

Section 12 Glossary is hereby amended as follows:

**Additional Residential Dwelling Unit Apartment** means:  
a *dwelling unit* **that is self-contained, subordinate to and located within the same building or on the same lot of a primary dwelling unit** and subordinate to an existing single detached dwelling or semi-detached dwelling.

**ITEM 10:** The purpose of 'ITEM 10' is to delete the definition for "Coach House" within Section 12 Glossary. The definition is no longer required because this dwelling type is considered to be an "Additional Residential Dwelling Unit" in accordance with the regulations for additional residential units in the Planning Act.

The definition for Coach House is hereby deleted.

~~**Coach House** means:  
a one unit detached residence containing bathroom and kitchen facilities that is located on the same lot, but is subordinate to an existing residential dwelling and is designed to be a permanent unit.~~

**ITEM 11:** The purpose of 'ITEM 11' is to revise the definition for "Garden Suite" within Section 12 Glossary to align with the Planning Act.

Section 12 Glossary is hereby amended as follows:

**Garden Suite** means:  
(also known as a Granny Flat):  
a one-unit detached residential structure **dwelling unit** containing bathroom and kitchen facilities that is separate from and subordinate to **a primary dwelling unit** an existing residential dwelling and that is designed to be portable **and temporary**.

**ITEM 12:** The purpose of 'ITEM 12' is to revise the definition for "Residential Intensification" within Section 12 Glossary to replace "accessory apartments, secondary suites" with the term "additional residential dwelling units".

Section 12 Glossary is hereby amended as follows:

**Residential Intensification** means:  
*Intensification* of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) *redevelopment*, including the *redevelopment* of *brownfield sites*;
- b) the *development* of vacant or underutilized lots within previously developed areas;
- c) *infill development*;
- d) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- e) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including **additional residential**

**dwelling units** ~~accessory apartments, secondary suites~~ and rooming houses.

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