

Public Meeting Proposed Official Plan and Zoning Bylaw Amendment

Additional Residential Unit Review: Planning Act Update

July 13, 2020

Purpose of the Review

- The Planning Act has changed and requires municipalities to:
 - permit additional residential units within and on the same lot as detached, semi-detached and townhouse dwellings
 - establish a parking rate of no more than 1 space for each additional unit provided and
 - parking spaces are permitted in a stacked arrangement (one in front of the other)

Background

- Discussion Paper:
 - Reviews relevant provincial policies, regulations and guidelines
 - Reviews other municipal practices
 - Addresses preliminary recommendations from the Comprehensive Zoning Bylaw Review
 - Reviews data collected from Registered Accessory Apartment Survey (2014 and 2019)

Proposed Official Plan Amendment

- Proposed amendments include:
 - Delete the definition of accessory apartment and coach house and add “additional residential dwelling unit”
 - Change all references to “accessory apartments” and “coach houses” to “additional residential dwelling unit”
 - Allow for additional residential units within the medium density residential designation
 - Modify the definition of garden suite

Proposed Zoning Bylaw Amendment

- Zoning Categories
 - Permit within zones that permit single detached, semi-detached and on-street townhouses (R.1, R.2, R.3B, D.2, OR)
- Site Specific Zones
 - Deletes various site-specific zones that permit coach houses and garden suites
 - Permit in various site-specific zones that permit on-street townhouses

Proposed Zoning Bylaw Amendment

- Replaces the term “accessory apartment” with “additional residential dwelling unit” and add a new definition
- Modifies the definition of dwelling unit
- Modifies the definition of garden suite to recognize them as portable and temporary
- Permits 2 additional residential dwelling units on a lot
 - one within the primary dwelling
 - one in a separate building on the same lot

Proposed Zoning Bylaw Amendment

- Size of units
 - Removes the maximum size of 80 m²
- Maximum size of unit within the primary dwelling:
 - Change from 45% of the total floor area of the building to not greater than 50% of the total net floor area of the building
- Maximum size of unit within a separate building on the same lot:
 - not greater than 50% of the total net floor area of the building or 30% of the yard area, whichever is less

Proposed Zoning Bylaw Amendment

- Increases the maximum number of bedrooms permitted from two to three
- Sets a maximum height of 2 storeys with an overall maximum building height of 6.1 m for an additional residential dwelling unit in a separate building
- Limits an additional residential dwelling unit in a separate building to rear and interior side yards

Proposed Zoning Bylaw Amendment

- Setbacks for separate building
 - 0.6 m side and rear yard setback
 - 3 m side and rear yard setback for a 2 storey additional residential dwelling unit where there is an entrance or window adjacent to the property line
 - 1.2 m unobstructed side yard access to be provided where the unit is not accessed directly by street or lane
- 3 m separation distance between primary dwelling and separate building on the same lot

Proposed Zoning Bylaw Amendment

- Parking
 - 1 space required per additional residential dwelling unit
 - Permit the required off-street parking spaces to be in a stacked arrangement
 - Exempts existing lots with no legal off-street parking space for the primary dwelling from providing parking spaces for additional residential dwelling units.

Next Steps

- Review public meeting feedback and survey results
- Bring forward OPA and ZBA for approval in Q4 2020

Online survey available at **guelph.ca/zoningreview**
(survey open until July 31, 2020)