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Coming up at 10 am, it's this month's planning meeting of city council. This is what's on the agenda:



City Council Preview – What's on the Agenda for the April 9 Meeting?

For all those watching housing regulations in the city, and fans of discussions around city-wide changes to zoning, this planning meeting of city council is for you! Since last year, City of Guelph...

<https://guelphpolitico.ca/2024/03/29/city-council-preview-whats-on-the-agenda-for-the-...>

Mayor Guthrie calls the meeting to order.

Coming out of closed session, there was one item on the agenda: Housing Development Financial Request. Council received information, and gave direction to staff. No motions.

Disclosure of Pecuniary Interest and General Nature Thereof? Nope!

First item: Public Meeting Report Gentle Density Four Dwelling Units on a Lot Proposed Zoning By-law Amendment. Guthrie begins by making things clear: There's no decision being made today, info is only being received.

Cushla Matthews, Development Advisor, and Katie Nasswetter, Project Manager will present.

Previously:

March '23–Housing Pledge

April '23 – Council directed staff to consider as-of-right permissions for greater than 3 units

Oct '23 – Council directed staff to prepare bylaw for up to 4 units

Jan '24 - Guelph Housing Accelerator Fund Action Plan fund from Feds

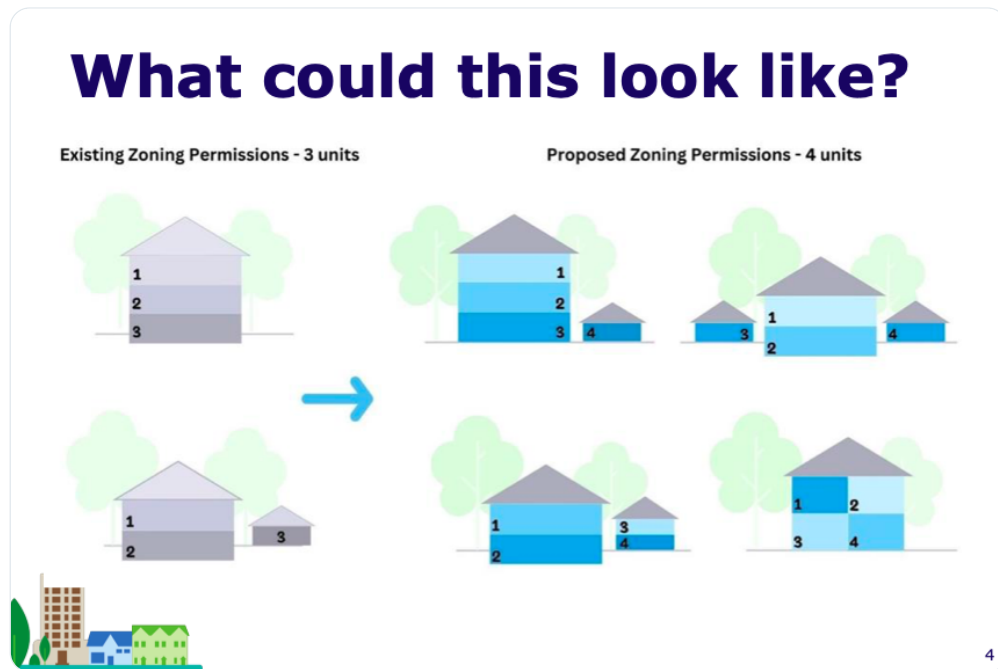
Guelph presently has about 4,000 accessory dwelling units, or ADUs. That includes basement apartments granny flats, a small cottage in the backyard, et al.

A lot of municipalities going thru this process, and there were 5 public info sessions. What they heard:

- requests for further simplified/less restrictive zoning permissions

- openness to reduced parking requirement
- requests to enable a greater variety of unit configurations

What this can look like:



What's staying the same?

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

What's changed?

- 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 dwellingtypes in these zones

Also changed:

- 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

(cont'd)

-Parking:

- 1spacefortheprimarydwelling
- 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

(cont'd)

ADUs within the primary dwelling:

-Up to 3 ADUs permitted

-No longer require interconnection btw 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 & exterior side yards

(cont'd)

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

(cont'd)

- 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

After today, the final decision report will come back in June, and in the fall public engagement will begin on five-plus units as of right.

Guthrie throws it to delegates starting with Andy Donlan, who has no presentation. Instead, we go to Andrew Arklie, Spruce Living Inc. Since this is a planning process item, all delegates get 10 minutes.

Arklie says moving to four units as of right is a step in the right direction to undo a lot of the regulation that's hobbling housing development. He says they're most recent develop has 3 accessible units in rear yard, and they're net zero. Also saved as many trees as possible.

He says their projects have been met by some NIMBYism, but they have also gotten compliments about the finished results too. Arklie says he loves the City of Guelph and is excited about the future.

O'Rourke asks about NIMBYism when comes to the possibility of multiple lot changes, and not just the one. Arklie says that these projects have to make economic sense to be viable, and that means bigger lots.

Allt asks Arklie about fourplex vs four on one lot. Arklie says they've not explored four units per lot yet since it's not as-of-right yet. Been focused on three, and been looking at one on each floor (basement, first, second) or triplex models.

Allt asks about removal of height restrictions. Arklie says it won't affect their model, since they only look at two storey structures.

Gibson asks if Arklie sees this bylaw having an impact on neighbourhoods built since 2000, more tighter areas. Arklie says the east and south ends will be difficult but reduction of parking requirement could be a game changer.

Next is Annia Kycia. She quotes Doug Ford about how people are losing their minds about four units as of right, and she feels like she might be one of them. Her issue: No rules or regulations about how many of these developments are allowed in one area.

Kycia says that this will result in the "liquidation" or "elimination" of entire neighbourhoods. Worried about "all the delivery trucks cruising up and down the street", plus the emergency access. Also, these are rentals, does that mean student rentals?

Dillon Fraser, President of the Guelph and District Association of REALTORS, is next. He says his group is in strong support of the proposal and calls it "pivotal" and "forward thinking."

Allt says does support mean fourplexes, or four units? And is one better than the other? Fraser says the key is flexibility.

O'Rourke asks about market forces, and driving up rental prices. Fraser says there's no hard data, but supply and demand is one of the biggest issues, more supply should open up affordability. Low interest rates also helped investor class.

Busuttill asks about NIMBYism. Fraser says it's challenge and perhaps short-sighted to target rules to specific communities. In terms of bedrooms, Fraser notes that the vacancy rates on three bedroom have been tricky b/c demand is focused on 1 and 2.

Philip Maher is next. He says that the many people here against this are not against intensification, but four-units is going too far. It's not gentle density, it's extreme density. Should be counting bedrooms, not units, because 3 or 4 units could mean 15 bedrooms.

He also says it miscounts the number of cars, especially since the garage is going to be full of bikes and storage. He sees that he feels council is abdicating responsibility by working around the present planning processes.

Guthrie asks if the issue is four units, or the number of bedrooms, b/c 3 as of right allows 10 bedrooms. Maher says he's got issues with both, but it's not a binary choice. Real issue is council giving up oversight, yes it's slower, but it takes more holistic approach.

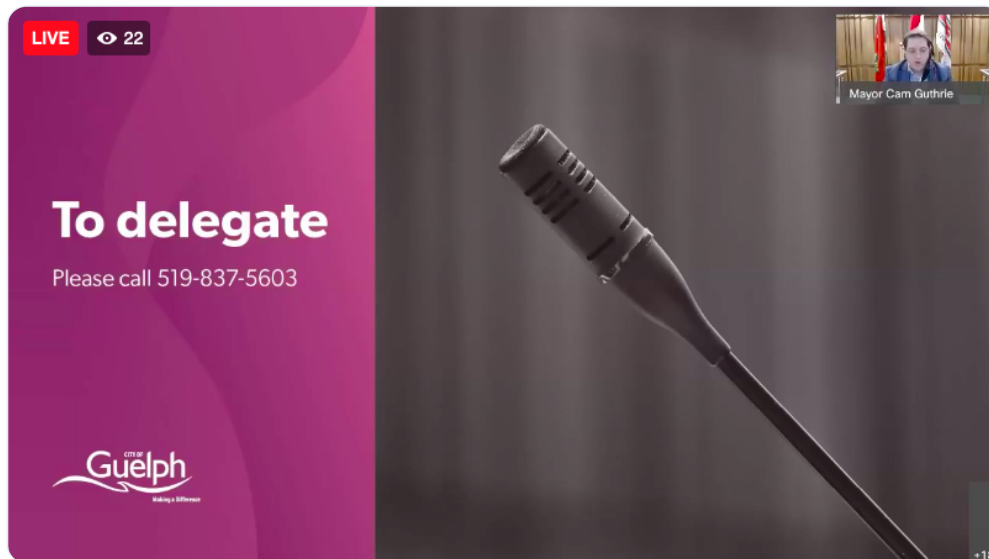
Busuttill asks if its about numbers or process? Maher says both, but the process gives everyone a chance to look at the issue and see if that's appropriate for the area. People can still build four but people need to go through the process.

Susan Ratcliffe is not here, so we go to Dave Groen. He's worked in construction for much of the last 20 years, taken part in many projects, and he's against the proposal. Need growth with the involvement of planning dept. and does not take into account neighbourhood planning.

Groen calls it a knee-jerk reaction to a once in a lifetime crisis coming out of the pandemic. He's not against development, he works with developers, but sprawl will keep going as long as it's financially viable. Cites Old University and Exhibition has areas that will change.

Allt says that he takes exception to the idea that this is "knee jerk" given the growth numbers, but asks about character of neighbourhoods. Groen says the conscious of environmental issues, which is big issue with loss of planning dept. input.

Paul Szymanski is the last speaker, but he takes a pass. So we will open it up for people who didn't sign up, first here in the chamber. You can call in if you like:



Guthrie calls the meeting back to order. There's one person in the chamber that's going to delegate, and it's Lyle McNair (sp?). He's in real estate and been a Committee of Adjustment member. He wants council/staff to think what Guelph is going to look like in 50 or 75 years.

He says neighbourhoods evolve, and we can't lock in our perceptions about what they look like. This bylaw will address that, but it won't be the end because we will need to grow again down the line. Adds that there needs to be enough density to serve transit.

Back to council for questions, commentary. Guthrie notes again that they're only receiving a report today.

Downer starts about missing info about ADUs in neighbouring communities. Nasswetter says there's only so much they can provide in a report, but they can give her that information.

Downer asks about design guidelines for heritage areas. Nasswetter says they don't have those yet.

Downer says she has concerns about the how the tree protection bylaw does not come into effect till next year. She also says that parking is going to be an issue and is sure people will dwell on that. Need to balance units and number of bedrooms.

Downer also says that she's concerned that the pendulum has swung so far one way that there might be a backlash and the City will get the opposite.

Allt asks about the difference between fourplexes and four units on one lot. With ADUs, there's a primary building with one big unit and the others would have to be smaller. There are also differences with the allocation of DCs and parkland charges.

Allt asks about parking, will there be a need for on-street options. Nasswetter says right now they're asking for one space less than what's prescribed right now. Also, depends on the lot. This is not dependent on street parking.

Allt asks about accommodation. Walkey says that they do lay out in the bylaw that all services have to be available for a plan to be permissible and the developer will have to make that case. Yes, this will not be possible in all areas of the city.

Allt asks if council would be doing this if there wasn't federal money in the mix. Walkey says they're talking about this now because they were directed by council.

Caton asks if this would allow boarding homes. Nasswetter says they do have category for lodging houses, but that's its own separate category and not defined as permissible with a fourplex or 4 as of right.

Gibson says for staff to comment on semi-detached and townhomes into fourplexes. Can it be done? Staff says that the bylaw is trying to not over prescribe, and that it will depend on the size of the lot what can be done. They can be more prescriptive though.

Gibson also says that he wants to make sure that they don't lose any of the gains on the driveway file. He also says that we need to put more houses in the supply in order to moderate prices, but he wants to see what the gains will look like.

Billings ask if staff talked about a max. number of bedrooms. Nasswetter says they currently have three max. for basements, but they can take another look at it.

O'Rourke asks about preventing the domino effect. Matthews says that there's still a limit about what can fit on the lot, which means setbacks and other regs are still in place. They do not expect huge immediate uptake, presently 9 triplexes in the city, and that's what's allowed

O'Rourke asks about local residency requirements for four-units as of right. Nasswetter says they have not considered that. O'Rourke also asks about waste bin storage and snow storage as considerations.

O'Rourke asks if there's a way to make this a pilot and then revisit the pilot. Matthews says typically zoning bylaws don't lend themselves well to pilot projects, but they can set a time horizon for a review.

O'Rourke says that we do need more rental and housing stock, but there are ways to get there without being totally permissible.

Goller asks if the requirements for greenspace changes with this plan. Nasswetter says no, open space, driveway width and other similar requirements are the same.

Goller asks about preventing on-street parking. Nasswetter says that they can come back with measures about how to mitigate that.

Busuttill asks if there's any data on what ADUs or other builds exists that were not done thru building permits. Nasswetter says it's complaint based, but they do have some monitoring.

Chew suggests highlighting the servicing and infrastructure impacts. There also needs to be some help so that people can better visualise the impacts.

Caron says there have been some examples since making triplex as-of-right, and if everyone on the street takes it to the max, how will we determine that it can be managed by infrastructure? Walkey says every app needs a servicing plan.

Caron says there's been no time to evaluate the impact of three, let alone four, and now we're looking at five?! Should we give staff breathing room? Walkey says that was council direction last year. It may be different which is why they separated four from five.

Caron says that we know why we're doing this, we need more housing, and that's a good reason to do this. The question is how to do it without ruining the character of neighbourhoods. Need limitations to height and bedrooms, more fourplexes and not four units.

Guthrie asks if 6.1 m is still the limit on height. Nasswetter says yes. So you can have two units on top of each other in an ADU, and that's the limit. Nasswetter says yes.

On comment that "developers can get away with anything", Guthrie says they have to conform to framework, right? Nasswetter says they tried to limit the number of changes, but yes.

Guthrie says comments today have been fair, but if there's an opportunity to add density and it fits, but it's important to have standards. Matthews says that there are still restraints in the process, they've just removed one barrier.

Guthrie asks about economic impact of this. Walkey says that there's still reports that have to be filed, but they won't have to go through a zoning bylaw meeting if they conform.

Guthrie encourages people to read the reports, ask questions, and engage in the process. He adds that there are municipalities that are ahead of us on this, and we need to get more housing done the right way. Hopes this moves forward quickly.

Goller/O'Rourke move the report and it's received unanimously.

Next item, Statutory Public Meeting and Decision Report 35 and 41 Janefield Avenue
Proposed ZBA File OZS23-013.

Speaking of gentle density, this project proposes to take two properties that once had two single detached homes on them, and create four duplex units, plus four accessory units in the back.

The project is so straightforward that this is both a statutory meeting, and a decision meeting, so while delegates will get their 10 minutes to discuss the proposal, council will make a final decision about the project too.

This is how it looks:

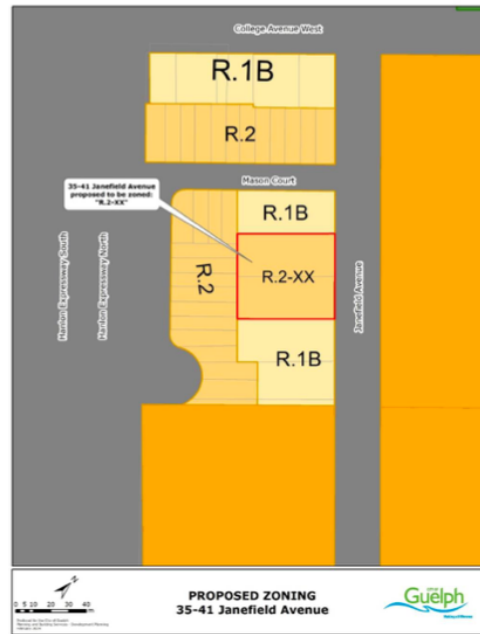
Zoning (1995)

Current Zoning (1995):

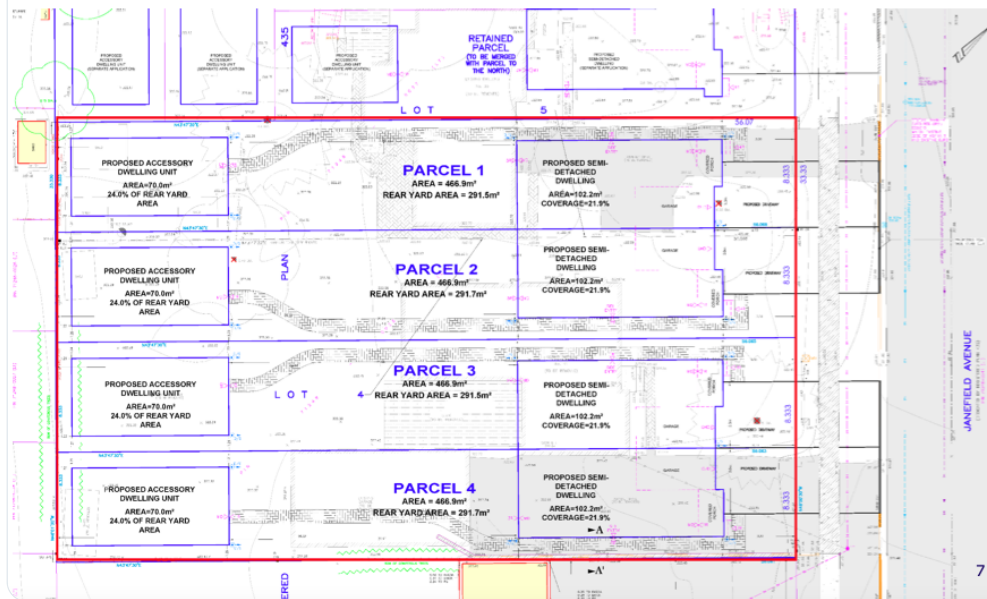
- R.1B (Residential Single Detached)

Proposed Zoning (1995):

- R.2-XX (Specialized Residential Semi-detached/duplex)



Proposed Site Plan

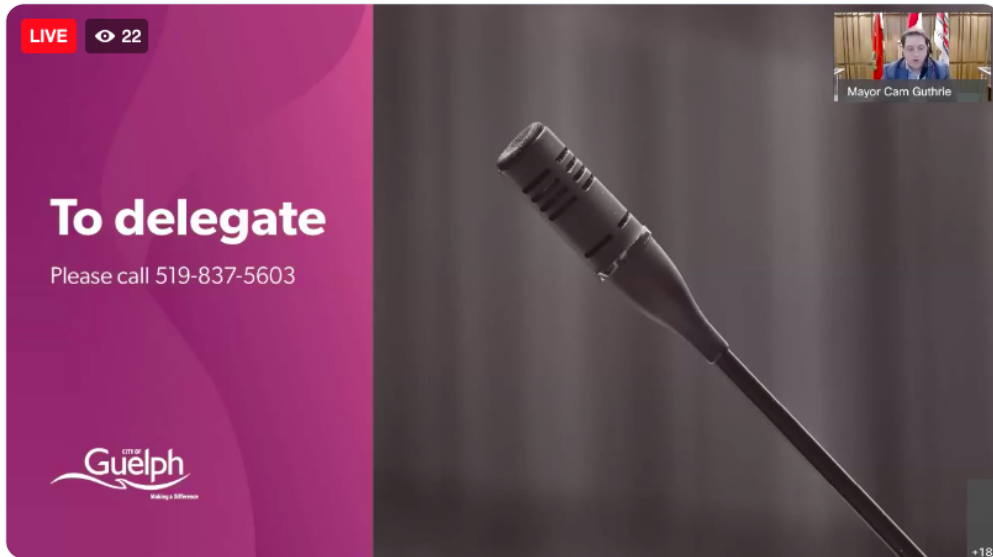


One delegate: Jeff Buisman, the agent on behalf of the applicant. He says he's here to mostly answer questions.

O'Rourke asks about privacy with the ADUs. Buisman says that the intention is to have privacy fencing around the whole property.

Caron asks about the intended model for occupancy. Buisman says it's by unit, not by bedroom, meaning less of a focus on student housing.

No one else in the room wants to delegate, but you can call in if you want:



And we're back! No one else wants a piece of this action.

Goller/Busuttill move the recommendation to approve.

Recommendation:

1. That the application from Van Harten Surveying Inc. on behalf of 27 Janefield Inc. for a Zoning By-law Amendment to change the zoning from the current "Residential Single Detached" (R.1B) Zone (1995 - 14864) and the "Low Density Residential" (RL.1) Zone (2023 - 20790) to the " Specialized Residential Semi-Detached/Duplex " (R.2-XX(H)) Zone, and a "Specialized Low Density Residential" (RL.1-XX(H)) Zones to permit the proposed semi-detached dwellings with site-specific provisions at 35-41 Janefield Avenue be received.
2. That the application from Van Harten Surveying Inc. on behalf of 27 Janefield Inc. for a Zoning By-law Amendment to change the zoning from the current "Residential Single Detached" (R.1B) Zone (1995 - 14864) and the "Low Density Residential" (RL.1) Zone (2023 - 20790) to the "Specialized Residential Semi-Detached/Duplex " (R.2-XX(H)) Zone, and a "Specialized Low Density Residential" (RL.1-XX(H)) Zones to permit the proposed semi-detached dwellings with site-specific provisions at 35-41 Janefield Avenue be approved in accordance with Attachments 4 and 5 of the Infrastructure, Development and Environment Report 2024-127, dated April 9, 2024.

The recommendation is approved unanimously. Guthrie points out that this could have been done faster if the comprehensive zoning bylaw wasn't under appeal right now.

Bylaws of the week approved unanimously.

***6.1 By-law Number (2024) – 20931**

A by-law to remove Part Lot Control from Part of Block 99, Plan 61M-200 designated as Parts 9 to 16 inclusive, Reference Plan 61R-21431 in the City of Guelph and to amend by-laws (2018)-20324 and (2021)-20611

***6.2 By-law Number (2024) - 20932**

A by-law to amend By-law Number (1995)-14864, as amended, known as the Zoning By-law for the City of Guelph as it affects part of the property municipally known as 35 Janefield Avenue and all of 41 Janefield Avenue, legally described as all of Lot 4 and part of Lot 5 Registered Plan 435, City of Guelph (File No. OZS23-013).

***6.3 By-law Number (2024) - 20933**

A by-law to amend By-law Number (2023)-20790, as amended, known as the Zoning By-law for the City of Guelph as it affects part of the property municipally known as 35 Janefield Avenue and all of 41 Janefield Avenue, legally described as all of Lot 4 and part of Lot 5 Registered Plan 435, City of Guelph (File No. OZS23-013).

***6.4 By-law Number (2024) - 20934**

A By-law to dedicate certain lands known as Part of Lot 1, Concession 6, Division D, designated as Part 2, Reference Plan 61R-22692, City of Guelph, as part of Imperial Road.

***6.5 By-law Number (2024) - 20935**

A by-law to confirm the proceedings of a meeting of Guelph City Council held April 9, 2024.

That's a wrap for the meeting.



@threadreaderapp unroll please!

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