

May 10, 2024

Submitted online and via email to PlanningConsultation@ontario.ca

Provincial Planning Policy Branch
Ministry of Municipal Affairs and Housing
13th floor, 777 Bay Street
Toronto, ON M7A 2J3

RE: ERO 019-8366: Removing Barriers for Additional Residential Units

The City of Guelph (the "City" or "Guelph") appreciates the opportunity to comment on the Province's proposed regulatory changes under the Planning Act to remove barriers to the construction of Additional Residential Units (ARUs). In this submission, you will find the overall comments and recommendations from the City of Guelph regarding specific zoning by-law requirements and/or standards that are a barrier to the developments of ARUs.

To answer the two discussion questions provided in the ERO posting, we offer the following:

1. Are there specific zoning by-law barriers standards or requirements that frustrate the development of ARUs (e.g., maximum building height, minimum lot size, side and rear lot setbacks, lot coverage, maximum number of bedrooms permitted per lot, and angular plane requirements, etc.)?

The City's proposed zoning by-law to permit Four (4) Dwelling Units in Low Density Residential Zones takes into account heights, lot coverage, setbacks etc. The proposed municipal regulations provide sufficient flexibility to increase the number, range and mix of housing, consistent with Provincial direction on housing. Other considerations such as lot grading and drainage and lot servicing should remain at the discretion of the municipality. It is recommended that regulations related to individual units rest with Municipalities with the direction to make changes in contextually appropriate manners. No further regulations are necessary.

2. Are there any other changes that would help support development of ARUs?

- Permitting 4 units in low density residential zones, as of right;
- Provincial financial support to implement long term incentive programs such as grants or loans.

We appreciate the opportunity to provide input on this matter - should you have any questions or require additional details, please do not hesitate to contact the City at intergovernmental.relations@guelph.ca.

City Hall
1 Carden St
Guelph, ON
Canada
N1H 3A1

T 519-822-1260
TTY 519-826-9771

guelph.ca

Sincerely,

A handwritten signature in black ink, reading "Krista Walkey". The signature is fluid and cursive, with the first name "Krista" and last name "Walkey" clearly distinguishable.

Krista Walkey, General Manager, Planning and Building Services
Infrastructure, Development, and Environment
City of Guelph

T 519-822-1260 extension 2395

TTY 519-826-9771

E krista.walkey@guelph.ca