

# City Comments on Proposed Amendments to O. Reg 299/19 ARU's

City Council  
October 16, 2024

**Planning, Building and Growth  
Management**



# BACKGROUND

- On September 23, 2024 the provincial government introduced **ERO 019-9210: Proposed amendment to Ontario Regulation 299/19 ADDITIONAL RESIDENTIAL UNITS**, under the *Planning Act*
- The proposed amendments intend to relax zoning regulations for detached Additional Residential Units, also known as Garden Suites, through the following proposed changes:
  - **Angular plan requirements:** Override all angular plane requirements in zoning by-laws for buildings with ARUs
  - **Maximum lot coverage:** Allow at least 45% lot coverage for all buildings and structures on parcels with ARUs
  - **Floor Space Index (FSI):** Override all FSI requirements in zoning by-laws that apply to parcels with ARUs
  - **Minimum Lot Size:** Override all minimum lot size/lot area requirements that are specific to parcels with ARUs
  - **Building Distance Separation:** Restrict building distance separation requirements associated with any building containing ARUs to a maximum of 4 metres

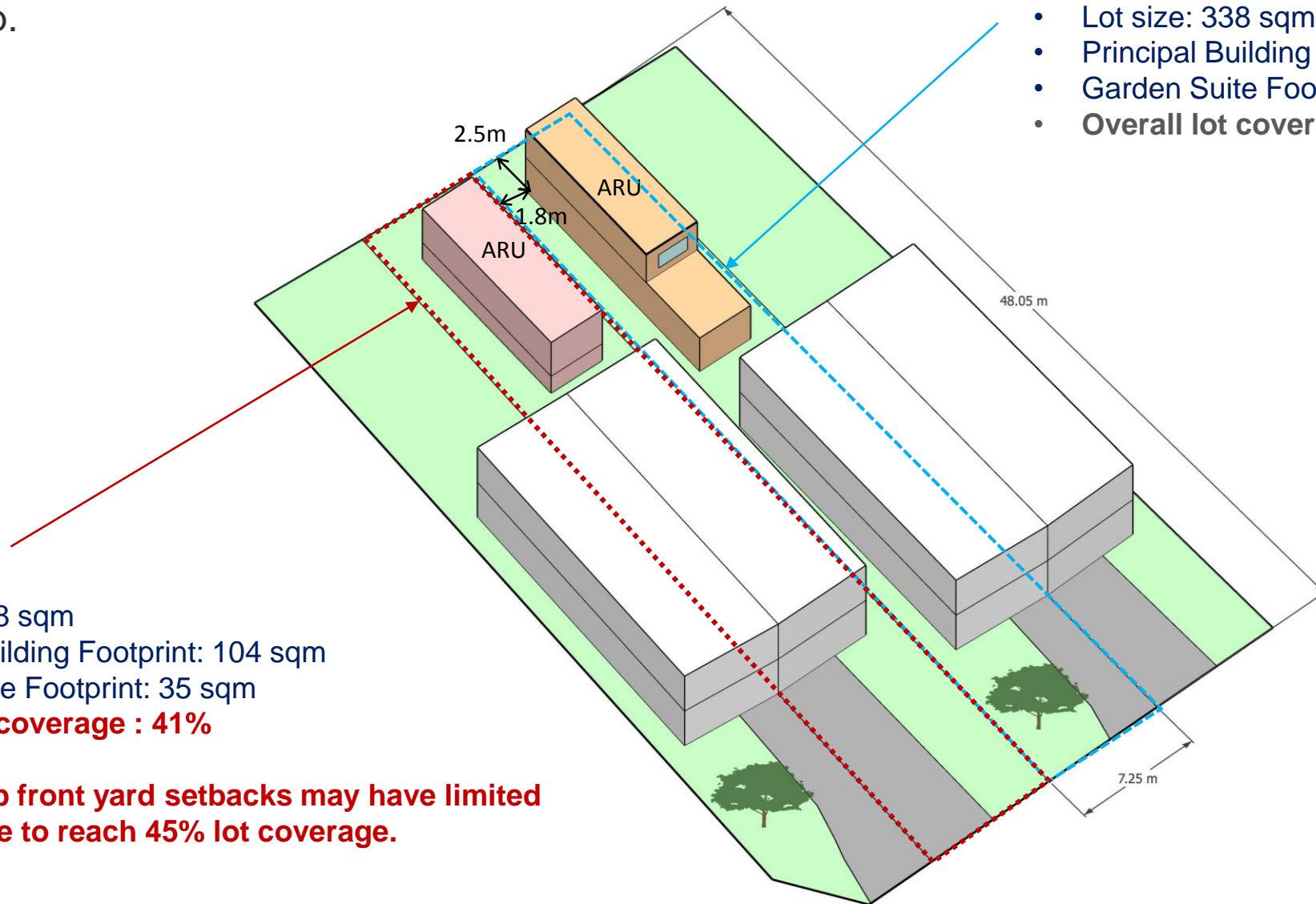
# KEY IMPLICATIONS

Key Changes	Implications to the City
<p><b>Angular Plane</b> Override all angular plane requirements in the zoning by-law for building ARUs</p>	<ul style="list-style-type: none"> <li>• Privacy concerns for ARUs greater than one-storey and particularly where an ARU is located above a garage.</li> <li>• Daylight and visibility concerns on shallow and/or narrow lots.</li> <li>• Staff request clarification from the Province on whether currently imposed height restrictions and tiered setbacks would be overridden by proposed amendments in the ERO.</li> </ul>
<p><b>Maximum Lot Coverage</b> Allow at least 45% lot coverage for all buildings and structures on parcels with ARUs</p>	<ul style="list-style-type: none"> <li>• The proposed lot coverage is an increase from the 25-30% lot coverage permitted in different areas of the city.</li> <li>• This will impact the character of many neighborhoods across the city.</li> <li>• Increased lot coverage will cause additional strain on already overworked municipal stormwater system due to less greenspace to intercept runoff.</li> </ul>

# Semi-Detached

Deep lot – Typ.

- Lot size: 338 sqm
- Principal Building Footprint: 104 sqm
- Garden Suite Footprint: 49 sqm
- **Overall lot coverage : 45%**

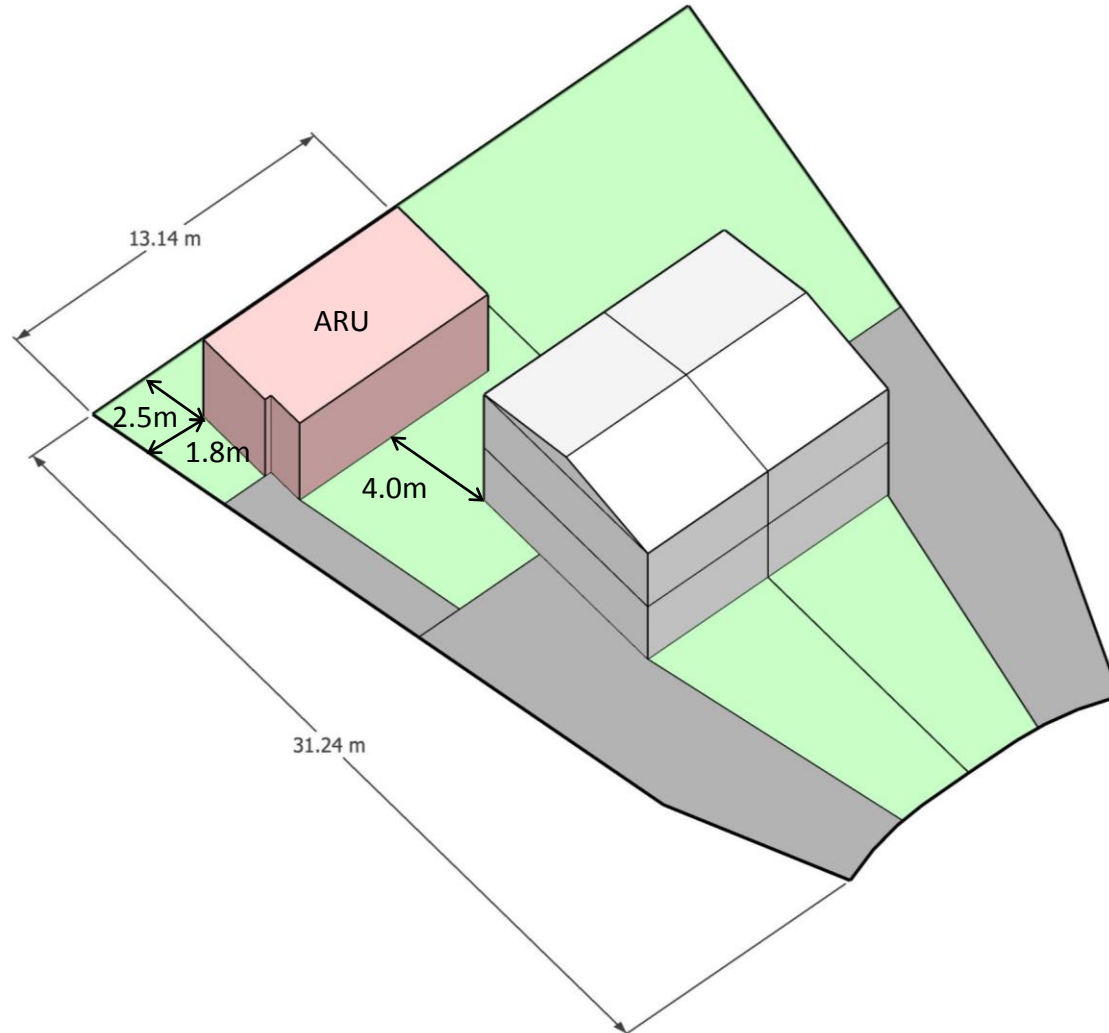


- Lot size: 338 sqm
- Principal Building Footprint: 104 sqm
- Garden Suite Footprint: 35 sqm
- **Overall lot coverage : 41%**

**Sites with deep front yard setbacks may have limited rear yard space to reach 45% lot coverage.**

# Semi-Detached

Pie shape lot – Typ.

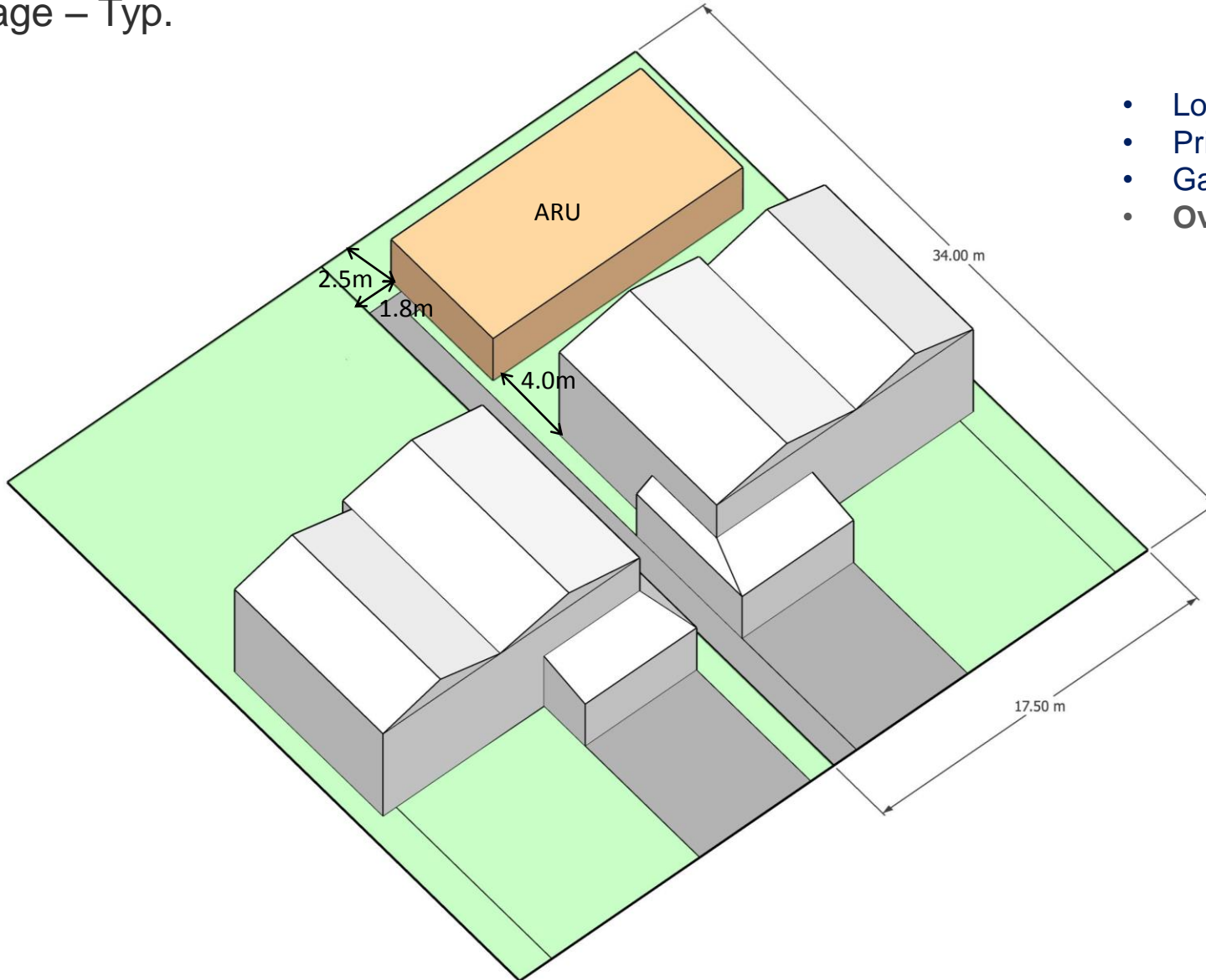


- Lot size: 315 sqm
- Principal Building Footprint: 45 sqm
- Garden Suite Footprint: 40 sqm
- **Overall lot coverage : 35%**

**Limited rear yard space to accommodate garden suite and reach 45% lot coverage.**

# Single Detached

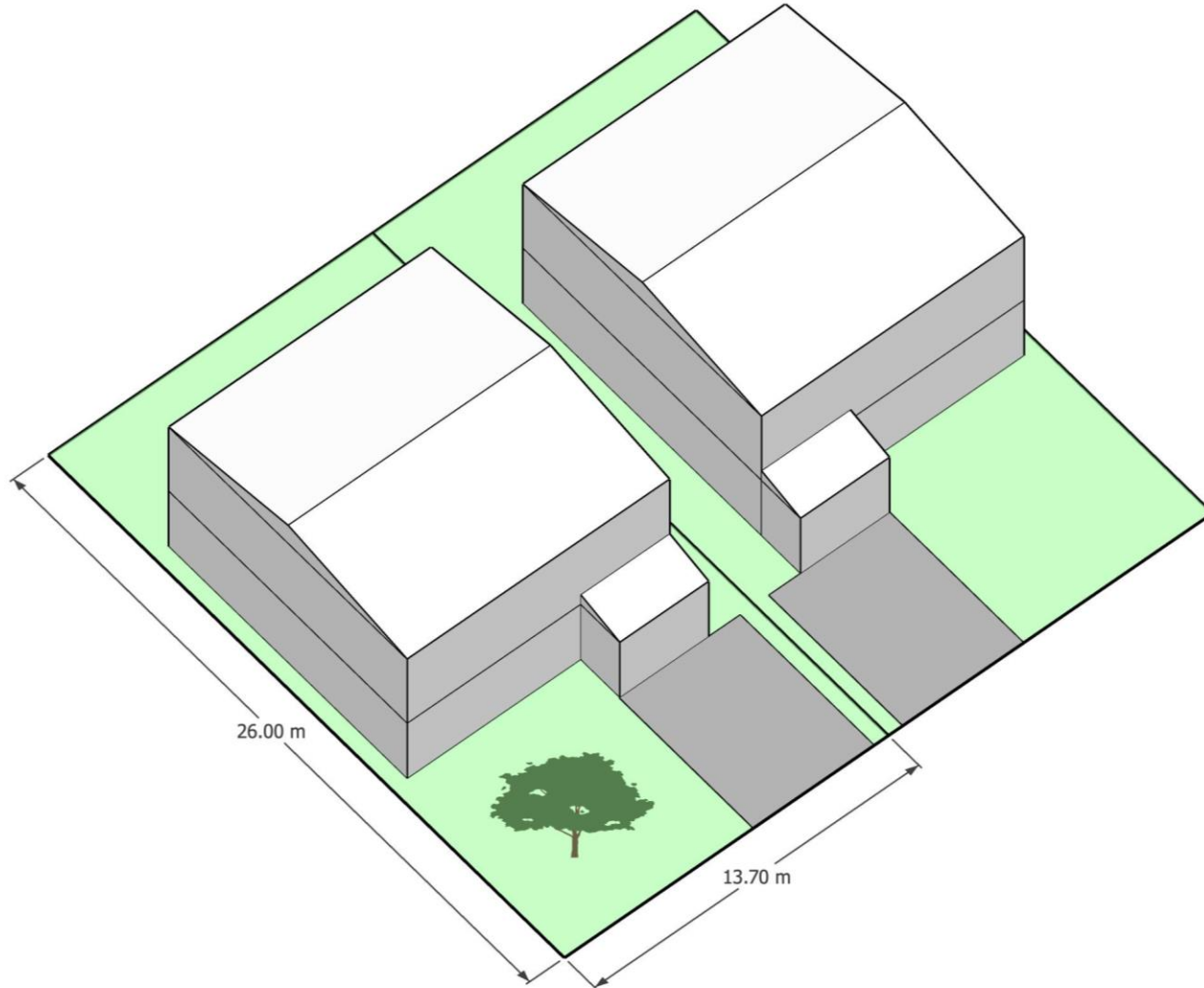
Peel Village – Typ.



- Lot size: 595 sqm
- Principal Building Footprint: 165 sqm
- Garden Suite Footprint: 103 sqm
- **Overall lot coverage : 45%**

# Single Detached

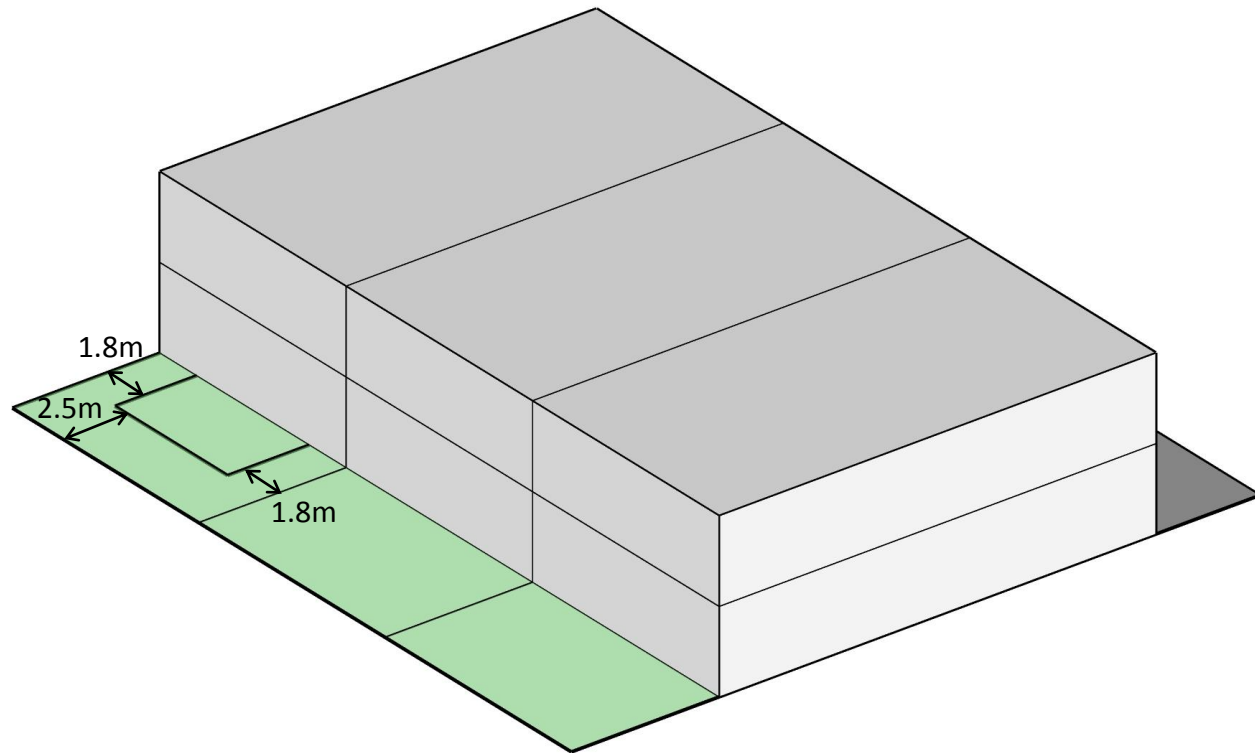
Wide Shallow Lot – Typ.



- Lot size: 356 sqm
- Principal Building Footprint: 160 sqm
- Garden Suite Footprint: 00 sqm
- **Overall lot coverage : 45% ( with no ARU)**

**Wide Shallow lots have limited rear yard space to meet Garden Suite setback requirements.**

# Townhouse



**Townhouses are hard to meet Garden Suite setbacks.**



# KEY IMPLICATIONS

Key Changes	Implications to the City
<p><b>Floor Space Index</b> Override all FSI requirements in zoning by-law that apply to parcels with ARUs</p>	<ul style="list-style-type: none"><li>• Staff request clarification from the Province on whether related standards like GFA would also be overridden by the proposed amendments in the ERO.</li><li>• Staff are concerned about increases in illegal lodging houses, driveway widenings, and additional strains on municipal services due to larger detached ARUs</li><li>• The proposed changes may undermine the successful Residential Rental Licensing (RRL) Pilot Program</li></ul>

# SUMMARY OF IMPLICATIONS

- Staff recognize and support the Province's efforts to deliver more housing across the Province by removing barriers to the creation of ARU's and associated funding.
- Staff advocate for more diverse housing options, smart growth, and complete communities as opposed to forced growth and disregard for neighbourhood context when regulating and permitting ARU's.
- Staff request the Province to explore the proposed changes as an optional planning tool rather than a requirement to allow municipalities to better tailor these provisions to appropriate areas.
- Staff recommend the Province continue to consult with the City of Brampton on the proposed legislative changes prior to ratification.

Thank you!

