

**Appendix 1 - Benchmark: Ontario Municipalities that Permit Additional Residential Units (ARUs) within Detached Accessory Buildings/Structures**

Municipality	Term	Dwelling Type Permitted	Location of ARU	Max. GFA & Unit size	Lot Coverage of all Accessory Structures	Parking	Setback Requirements	Height Requirements	Walkway/Pathway	Servicing Requirements	Amenity Area
<b>Kingston</b>	Second Residential Unit	Single detached, semi-detached, or street townhouse	Not in front yards or exterior side yard	100 square metres Less than or equal to the main dwelling	Max. Lot Coverage of 10% of lot area	1.0 parking space per unit	Min. setback of 1.2 metres from the rear or interior side yard lot line Min. 1.8 metres distance from principal dwelling to accessory building	Max. height 4.6-5 metres	N/A	Full municipal servicing or private servicing subject to approvals	N/A
<b>Kitchener</b>	Additional Dwelling Units, Coach House	Single detached, semi-detached, or street townhouse	Not in front yards or exterior side yard Only permitted on lots a min. of 395m <sup>2</sup> and min. 13.1m wide.	Max. 40% of total GFA of principal dwelling	Max Total Lot Coverage 15% of entire lot	1.0 parking space per unit	Minimum 0.6 metres from rear lot line and interior side lot line	Max. height 3 metres (flat roof) or 6 metres (peaked roof)	Minimum 1.1 metres in width	Full municipal servicing	N/A
<b>Hamilton (Proposed)</b>	Second Dwelling Unit	Single detached, semi-detached, or street townhouse	Laneway units only permitted on lots with a single detached dwelling. Not in front yard.	Maximum GFA 50m <sup>2</sup>	Max Lot Coverage 25% of entire lot	1.0 parking space per unit and/or reduced/no parking within the urban area	Min. setback from lot line 1 metre Min. 7.5 metres distance from principal dwelling to accessory building Min. distance from front lot line - up to half the depth of the Main Dwelling from the rear A maximum 40.0 metres linear distance from the street to the entrance to the SDU Minimum distance requirement of 4.0 metres between the detached SDU and the main dwelling in the interior side yard for fire separation, access, landscaping, privacy, and grading and drainage	Max. height 6 metres	Minimum 1.0 metre clear and unobstructed path with a clear overhead of 2.6 metres from the street to the entrance of the detached SDU	N/A	N/A
<b>London</b>	Additional Residential Units	Single detached, semi-detached, or street townhouse	Not in front yards or the exterior side yard	N/A	Max. Total Lot Coverage 10% for all accessory structures of entire lot	No additional parking spaces required	Min. setback from interior side lot line and rear lot line of 0.6 metres	Max. height 4-6 metres	N/A	N/A	N/A
<b>Ottawa</b>	Coach House	Single detached, semi-detached, duplex dwelling, or in certain circumstances a townhome (which has road frontage on two public roads or a laneway and a road)	Rear yard for lots less than 0.4 hectares in the case of a lot with frontage on both a street and a travelled public lane, in the yard adjacent to the travelled public lane.	40% of the GFA of the principal dwelling, or where the principal dwelling has a footprint of 125 square metres or less, 50 square metres in Area A, B and C on Schedule 1, or 95 square metres in Area D on Schedule 1	Max. Lot Coverage for the ARU is 40% or 80-95 square metres Max. Lot Coverage for all accessory structures is 50%	No additional parking spaces	Min. front lot line setback must be equal to or greater than the minimum required front yard setback for the principal dwelling  Min. side lot line setback must be equal to or greater than the minimum required corner side yard setback for the principal dwelling  Min. interior side lot line and rear lot line setback is 4 metres	The lesser of the height of the principal dwelling; or 4.5 metres or 3.6 metres  Where the building containing a coach house also includes a garage containing a parking space, the building may have a maximum height of 6.1 metres	must be at least 1.2 metres in width; must not exceed 1.5 metres in width; no person may park a vehicle on any part of a walkway under this subsection, other than that part of the walkway that encroaches on a permitted driveway.	Servicing from the primary homes municipal water and sewer connection Lots in the rural area with private servicing must proceed through Site Plan Control to confirm site water suitability	N/A
<b>Toronto</b>	Secondary Suites and Laneway Suites	Single detached, semi-detached, or street townhouse	Not in front yards	Must be less than the GFA of the residential building on a lot  Max. Length is 10.0 metres  Max. Width is 8.0 metres	Max Lot Coverage 30% of entire lot	No additional parking spaces Must have 2 bicycle parking spaces	Min. setback of a rear lot line or side lot line for 3.5 metres  Laneway setback min. 0-1.5 metres from rear yard and side yard	Min. height 5-7.5 metres, up to a max. two storeys		N/A	N/A

<b>Windsor</b>	Additional Dwelling Units	Single detached, semi-detached, street townhouse, or within a detached structure		Minimum GFA is 40 square metres, up to a maximum GFA of 100 square metres		1.0 parking space per unit, except for properties located within the older core areas of the city that are well served by transit	Min. side and rear setbacks of 1.2 metres	Max. height 6 metres (flat roof) or 8 metres (peaked roof)  Max. height shall not exceed height of principal dwelling on the lot		municipal sanitary sewer, municipal storm water outlet	N/A
<b>Guelph</b>	Additional Residential Units	Single detached, semi-detached, or street townhouse	Not front yards or exterior side yards	80 square metres or 45% of the total Net Floor Area of the principal dwelling, whichever is less	Max Lot Coverage 30% of entire lot for all accessory structures	3 parking spaces (including requirement for principal dwelling)	Min. 1.2 metre side yard setback Min. side and rear yard setback shall be consistent with the side yard setback of the Principal Dwelling For 2 storey ARUs, min. 3 metre side yard and rear yard setback where a window is adjacent to the property line Min. 3 metre separation distance from ARU to Principal Dwelling	Max. 5 metres, and cannot exceed the overall height of the principal dwelling When an additional residential dwelling unit is located above a detached garage, the maximum total building height is 6.1 metres, and cannot exceed the overall building height of the main dwelling	1.2 metre wide unobstructed pedestrian access shall be provided to the entrance of the unit, unless access to the Additional Residential Dwelling Unit is provided directly from a Street or lane. A gate may be constructed within the pedestrian access.	N/A	N/A
<b>Vancouver, BC</b>  <b>*Only applies to laneway housing (LWH)</b>	Laneway Housing	One-family dwelling, or one-family dwelling with second suite	Only on sites served by rear lanes	Floor area not to exceed the lesser of 0.16 x site area, or 86.3 m <sup>2</sup> , and a min. of 26 m <sup>2</sup> Combined living space (kitchen, living, dining) of at least 16.7 m <sup>2</sup> and a bedroom of at least 8.5 m <sup>2</sup> . May have a basement	Site coverage not to exceed the permitted on the lot	1 space that must be uncovered	Separation distance from main dwelling 4.9 metres Side yard for one storey: 10% of lot width, to be reduced to 0.6 metres with no windows Side yard for partial 2nd storey: same as required for the house Rear setback: 0.9 metres	Max. 4.3 m for flat roof, or 5.2m for peaked roof		N/A	Private outdoor space: balcony, deck or rooftop deck, or a min. of 3.7 m <sup>2</sup> of patio at grade
<b>Calgary, AB</b>	Backyard Suite	???	???	75 square metres Net Floor Area or the building coverage of the Principal Dwelling, whichever is lesser. The max. floor area may be relaxed by the Development Authority to a max. 10%	N/A	1.0 parking space	Min. 1.5 metres for rear yard setback Min. 1.2 metres side yard setback Min. 5 metres separation distance between ARU and Principal Dwelling	Max. 5 metres (measured from side property line), 3 metres (measured from rear property line), OR increases at a 45% angle to a max. 7.5 metres at a proportional distance from a shared property line		N/A	Min. 7.5 square metres, with no dimension less than 1.5 metres and located outdoors

\* Regulation Requirements for all: Conform to the ZBL, Meet Building Code and Fire Code requirements. All are required to submit a Site Plan and Building Permit to facilitate an Additional Residential Unit

## Appendix 1

### Benchmarking – Additional Residential Unit Provisions

#### Summary of the Findings

Based on the ten municipal by-laws reviewed, the City prepared a summary of the findings:

- Garden suites are not permitted in the front yards or exterior side yards;
- The average maximum size for garden suites is 80 square metre (861 square feet);
- The Ontario Building Code 9.5.4 to 9.5.9 sets the minimum required sizes for rooms and spaces. Based on this review the minimum size required for a two bedroom unit is approximately 35.75 square metres (384.8 square feet). The minimum size required for a one bedroom unit with combined living, dining and kitchen areas is approximately 17.95 square metres (193.2 square feet). The minimum size required for a bachelor unit (no more than two persons) with combined living, dining, kitchen and sleeping is 13.5 square metres (145 square feet).
- Majority of municipalities permit up to a two storey garden suite ranging from maximum permitted heights of 4.3 metres (14 feet) to 8 metres (26 feet);
- The average separation distance between a principal dwelling and garden suite is 4 metres (13 feet). In addition, the Ontario Building Code 9.10.15.5 requires a 2.4 metre (7.9 feet) separation distance for buildings on the same lot;
- The average setback from the rear lot line to the garden suite is 1.75 metres (5.7 square feet). In addition, the typical standard is 1.2 metres (4 feet) unobstructed space around a building for maintenance purposes;
- The average setback from the side yard or interior side yard lot line to the garden suite is 1.6 metres (5.2 square feet). In addition, the typical standard is 1.2 metres (4 feet) unobstructed space around a building for maintenance purposes;
- The average lot coverage for all accessory structures, including a garden suite is 24%;
- The parking requirement ranges broadly from no parking spaces to one parking space; and,
- Garden suites are required to be on full municipal servicing, exemption for private servicing is subject to site plan approval.