

Detached Secondary Dwelling Units
Comments in the Urban Area

Submitted by	Written Comments	Staff Response
Geoff Palmer	Maximum height restrictions is too limiting, as it forces non-traditional style of roofing for a two-storey SDU. Likely only flat roof styles will accommodate the 6m proposed restriction. Should be restricted to a height relative to the existing home/neighbouring homes.	<ul style="list-style-type: none"> • No change in the regulation <p>No changes are proposed. City of Toronto's laneway house has a maximum height of 6.0 metres as well. The proposed height still allows for a 2-storey detached SDU.</p>
Garth Brown	Permitting SDUs in detached, semi-detached, and townhouse dwellings. Let the homeowner determine the layout of the SDU to determine overall compliance.	<ul style="list-style-type: none"> • Acknowledged <p>The intent of the SDU project is to permit the use in a variety of dwelling types. Further, there is flexibility in allowing the homeowner to determine the layout of the SDU.</p>
Ken Tilden	My existing 2 story wood frame garage . It would seem ideal and we would be interested in renovating suiting City requirements , the OBC and any required Municipality Standards.	<ul style="list-style-type: none"> • Explanation <p>Resident may be able to establish a detached SDU, subject to zoning by-law regulations, OBC, and Fire Code requirements.</p>
Ken Bekendam	Minimum distance from front lot line - wording is confusing	<ul style="list-style-type: none"> • Revision to the Regulation <p>The wording of the proposed regulation in the Discussion paper has been revised to simplify the language and a contained in the regulation has been reviewed by staff and the wording has remained.</p> <p>Further, rather than calculating how far the detached SDU should be sited based on the principal dwelling, the regulation requires a minimum 5.0 metres distance from the front façade of the principal dwelling and therefore the intent of the regulations remains.</p>

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Leigh Reid	More SDUs would be built in Ward 1 if the 1 metres emergency access was between houses and not between house and property line. Reduction to 0.9 metres would increase the number of laneway houses being built.	<ul style="list-style-type: none"> • No change to the regulation. <p>In jurisdictions such as Toronto, the access path has been reduced to 0.9 metres. However, discussions with the Chief Building Official and Fire Services have concluded the reduction will not be considered at this time.</p> <p>In addition, this regulation is consistent with other regulations in the Zoning By-law, both existing and under future consideration, related to side yard setbacks.</p> <p>The setback has also been included for the purposes of storm water management.</p>
	Crime in laneways have been a concern, with cars being vandalized over the years. Discussion Paper did not mention how laneway houses will impact crime.	<ul style="list-style-type: none"> • Explanation <p>Detached SDUs in the rear yard will help in overall surveillance where in the past, residents residing in the principal dwelling and in front of the property may not be aware of disturbances in the back.</p>
	Mobile homes is becoming more of a solution to affordable house. Creating areas that support mobile housing (parking pad, shore power, water, facilities, lighting, etc.) should be addressed in the secondary dwelling updates.	<ul style="list-style-type: none"> • Explanation <p>Mobile homes (homes that are movable with wheels attached) are not permitted in the urban area. All homes must be secured onto a foundation, wheels removed and, hooked up to municipal services.</p>
	Residential sprinklers have been a mandate of the IAFF and fire prevention teams throughout the world, it seems there could be an opportunity to allow some variances to allow a secondary unit to be built with the provision of being sprinklered	<ul style="list-style-type: none"> • No change in the Regulation. <p>Mandating the use of sprinklers is determined by the Ontario Building and Fire Codes. Further, requiring sprinklers will greatly increase construction costs.</p>

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Maximum Lot Coverage for Detached SDU

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Philip Toms	Maximum 25% lot coverage is too low a number. A project we did on Aberdeen Ave in Ward 1 and built back in 2018. Lot Area of 580 square metres with a combined coverage (principal dwelling plus SDU) of 200 square metres which gives a Lot Coverage of 34.5%.	<ul style="list-style-type: none"> • No change in the regulation <p>Currently, most Zoning By-laws have maximum lot coverages of all buildings on a lot, including accessory buildings. The recommendation is to retain the existing lot coverage requirements rather than amend the percentages, which would require more research.</p> <p>However, where maximum lot coverage regulations are not present, a maximum 25% lot coverage for all accessory buildings apply and to the entire lot, and does not include the principal dwelling.</p>
Ken Beckendam	Maximum Lot Coverage - Is this for the detached structure or including the principal?	<ul style="list-style-type: none"> • No change in the regulation <p>The proposed regulation applies only to the detached SDU and all accessory buildings. It does not include the principal dwelling.</p>

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Maximum Floor Area for Detached SDU

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Geoff Palmer	50 square metres too small, overly limits the demographic spectrum	<p>Revision to the Regulation</p> <ul style="list-style-type: none"> • Following consultations, it was determined the proposed maximum GFA of 50.0 square metres was too small. Detached SDUs that have been, or currently undergoing design and construction, exceeds that amount. • As a result of the public feedback, the amended regulation increases the maximum GFA for a detached SDU from 50.0 to 75.0 square metres to allow for a greater degree of flexibility in design while also meeting needs of household types and living situations. • Detached SDUs cannot be larger than the principal dwelling as it is considered accessory. Therefore, not all detached SDUs can be built to the maximum size. • The originally proposed regulation (maximum Gross Floor Area (GFA) of 50.0 square metres, or 538 square feet) was inspired by the Laneway Housing Pilot Project (By-law No. 18-299).
Andy Tran	Maximum size of 50 square metres is too small. The cost of construction would be expensive for a dwelling unit that is too small (on a per square metre). Limit a portion of the demographics due to the smaller size.	
Garth Brown	Allow the lot size and size of the principle residence determine the size of the new unit. Proposed maximum size is too small.	
Emma Cubitt	Maximum size for a detached SDU is too small. Many of her client's projects far exceeds 50 square metres, some close to 100 square metres. Consider increasing the maximum size requirements.	
West End Home Builders Association (WEHBA) c/o Kirstin Jensen	The maximum unit size of 50 sq. m. proposed is prohibitively small and is going to severely limit the ability of a large portion of the City to be able to cost-effectively construct a detached dwelling unit on their properties.	
Ken Bekendam	Maximum Unit Size - Increase to 65 square metres. Make sure basement may be used.	

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Minimum Side and Rear Yard Setbacks

Submitted by	Written Comments	Response from Proposed Regulations October 2020
Ken Bekendam	Minimum distance from the main dwelling of 7.5 metres - Requirement will send many applications to Committee of Adjustment. Reduce to 3.0 metres.	<ul style="list-style-type: none"> • No change in the regulation <p>The purpose of a minimum distance between the principal dwelling and the detached SDU is to allow an uninterrupted backyard space and for landscaping and grading and drainage, and space for other accessory uses such as a shed.</p>
Ken Bekendam	Setback from lot line - Reduce to 0.6 metres	<ul style="list-style-type: none"> • Revision to the regulation
Leigh Reid	Setback from the side lot line unnecessary and creates unused greenspace. Proper drainage plan should overcome grading and drainage concerns.	<p>The purpose of having an appropriate minimum setback from a property line is:</p> <ul style="list-style-type: none"> ○ Ensure grading and drainage without impacts on abutting properties; ○ The ability for the homeowner to maintain and repair the SDU building; ○ Ability for windows to be installed on the side of the detached SDU (due to OBC regulations). <p>Following the public engagement, it was determined through consultations with staff that a the initial proposed minimum setback of 1.0 metre has been increased to 1.2 metres. Parts of city where there are drainage and flooding concerns, and parts of the city where combine sewers exists, the need to address drainage is particularly important to avoid stormwater runoff into neighbouring properties during extreme weather events.</p>

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Design Requirements for Detached SDU

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Waverly Birch	Survey asked about if windows should be restricted to facing the "side yard, backyard, or street (if I recall correctly)" and it seemed I was forced to choose one of these. I ultimately chose backyard, but this data is not representative of my actual opinion, which would be that it could be any of the above.	<ul style="list-style-type: none"> • Acknowledged <p style="margin-left: 20px;">Side yard, backyard, and street are preferred options.</p>
	Any of the above for the question regarding the orientation of rooftop patios.	
Ken Bekendam	Allow balconies, people need to put garbage cans when they live in second floor units.	<ul style="list-style-type: none"> • No change in the regulation <p style="margin-left: 20px;">The purpose of prohibiting balconies on the second floor is to minimize potential impacts such as noise, privacy and overlook. For Detached SDU, residents have access to the ground floor and garbage can be placed in the receptacle.</p>
Andrew Hannaford	In the survey, there should be "no restriction" option for window on second floor.	<ul style="list-style-type: none"> • Revision to the regulation <p style="margin-left: 20px;">The proposed regulation allowing windows on the second floor has been removed due to the proposed minimum 1.2 metres setback of the detached SDU from the property line. The OBC requires a minimum 1.2 metres from any property line is required to ensure prevention of fire spreading to and from abutting properties.</p>