

COMMUNITY WORKSHOP

Shared Rental Housing

Participant Workbook

June 24, 2010
City Hall, 1 Carden St.



Roundtable Discussions

Shared Rental Housing is a common form of rental accommodation in the City of Guelph that is mainly associated with lodging houses and accessory apartments. These forms of housing are regulated through the Zoning By-law as well as the Provincial Fire and Building Codes. These regulations are in place to ensure that safe, decent housing is available for tenants and that these residential units are compatible with the surrounding neighbourhood.

Concerns have been raised with the current regulations governing shared rental housing in addition to enforcement and communications issues.

The purpose of the meeting is to solicit your views on the directions the City is taking concerning the current regulations.

Tables on the following pages articulate a number of questions to focus the discussion and to provide feedback.

Please use the attached table and related questions as the basis for your discussion.

Please follow these simple steps to maximize the value of your group discussion:

- The facilitator will chair the discussion.
- Appoint someone to share your discussion highlights with the larger group following the breakout exercise.
- Appoint someone to record (bullet-style) the highlights of your discussion in the ‘table copy’ workbook provided (this should probably be the person who will report back to the larger group). Each table will submit that workbook summarizing their input.
- Before starting the group discussion on each question, personally reflect on the topic and note your responses in your own workbook – this will help facilitate more meaningful group dialogue and idea exchange.
- As a group, answer the workbook questions (make sure you leave enough time to discuss all of the topics!).
- For **each** question, first quickly map-out the range of ideas and comments that come forward, then identify the most common points/themes and essential information you would like to convey in plenary to the larger group. Also make note of any less broadly held views that are unique and interesting.

Key Definitions

Lodging House Type 1

- any Place, including but not limited to a Dwelling Unit, that is used to provide 5 or more Lodging Units for hire or gain directly or indirectly to persons.

Lodging Unit

- a room in a Lodging House used to provide living accommodation which does not have the exclusive use of both a kitchen and a bathroom.

Two Unit House

- a single or semi-detached dwelling with an accessory apartment

Dwelling Unit

- a room or group of rooms occupied or designed to be occupied exclusively as an independent and separate self-contained housekeeping unit including a house;

Accessory Apartment

- a Dwelling Unit located within and subordinate to an existing Single Detached Dwelling, Semi-Detached Dwelling or a Link Dwelling;

Question 1:

Do you have a concern with the number of lodging units permitted in lodging houses? (currently lodging houses are limited to 5-12 lodging units)

Do you have a concern with the number of bedrooms permitted in two-unit houses? (currently accessory apartments are limited to two bedrooms)

e.g. Should the City limit two-unit houses with 4 or more bedrooms to a one bedroom accessory apartment, while dwellings with 3 or fewer bedrooms are permitted a two bedroom accessory apartment?

Please provide your comments below:

Question 2:

Should the City limit accessory apartments to dwellings with less than 5 bedrooms?

Should the City limit 5 bedroom homes in Guelph, e.g. City of London?

Please provide your comments below:

Question 3:

Should accessory apartments continue to be permitted in semi-detached dwellings? Please note that currently lodging houses are not permitted in semi-detached dwellings and very few semi-detached dwellings meet zoning requirements.

Please provide your comments below:

Question 4:

Should bedrooms in two-unit houses be treated the same as lodging units in lodging houses?

Please provide your comments below:

Question 5:

Other regulation changes?

Please provide your comments below: