

CASE STUDY COMPARISON – SIZE



<p>City of Cambridge Recommendation</p>	<ul style="list-style-type: none"> <p>Max Floor Area - Additional Residential Unit in a Primary Dwelling The maximum floor area for an Additional Residential Unit shall be 40% of the total gross floor area of the primary dwelling unit including the basement. Notwithstanding, if the Additional Residential Unit is located in the basement, such Additional Residential Unit may occupy the entire basement.</p> <p>Max Floor Area – Additional Residential Unit in an Accessory Structure The maximum floor area for an Additional Residential Unit in an accessory structure shall not exceed the lesser of 40% of the gross floor area for the primary dwelling unit or 80 m².</p>
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Case Study Comparisons:

<p>Guelph ZBL (2020) – 20555 Passed December 14, 2020 Parent ZBL (1995)14864</p>	<p>Max – An Additional Residential Dwelling Unit within a primary dwelling shall not exceed 45% of the total net floor area of the building however, if located in the basement may occupy the entire basement.</p> <p>Max – An Additional Residential Dwelling Unit within a separate building on the same lot, shall not exceed the lesser of 45% of the total net floor area of the primary building or 80 m²</p> <p>Max Coverage – An Additional Residential Dwelling Unit shall not occupy more than 30% of the yard, including all accessory buildings and structures.</p>
<p>Kitchener ZBL 2021-040 Passed April 26, 2021</p> <p>ZBL 2019-51 (CRoZBy Stage 1) Passed April 29, 2019 - and - Proposed CRoZBy Stage 2</p> <p>Parent ZBL 85-1 + 2019-51</p>	<p>Max – For an Additional Dwelling Unit within a primary dwelling - indeterminate</p> <p>Max – An addition to an existing single detached dwelling to accommodate an Additional Dwelling Unit within the primary dwelling may not exceed 25% of the existing building’s GFA.</p> <p>Max – the total building floor area of a Detached Additional Dwelling Unit shall not exceed the lesser of 50% of the building floor area or 80m²</p>

	<p>Max Coverage – A maximum combined coverage of all accessory buildings, inclusive of an Additional Dwelling Unit, shall be 15%.</p>
<p>Hamilton ZBL 21-071 Passed May 12, 2021 Parent ZBL 05-200</p>	<p>Max – For a Secondary Dwelling Unit within a principal dwelling - indeterminate</p> <p>Max – The max GFA for Detached Secondary Dwelling Unit shall not exceed the lesser of the GFA of the principal dwelling or 70 m²</p> <p>Max Coverage – The maximum lot coverage of all accessory buildings including a Detached Secondary Dwelling Unit is 25% of the total lot area.</p>
<p>London ZBL Z.-1- 212896 Passed December 8, 2020 Parent ZBL Z.-1</p>	<p>Min – The minimum dwelling unit area for an Additional Residential Unit is 25 m²</p> <p>Max - An Additional Residential Unit may not be greater than 40% of the combined total GFA of the primary dwelling unit and the Additional Residential Units. For the purpose of calculating GFA requirements for Additional Residential Units the following shall NOT be included:</p> <ol style="list-style-type: none"> Additions to dwelling units completed after the date of passage of the By-law (December 8, 2020); and The GFA of accessory structures where an accessory structure does not include an Additional Residential Unit.
<p>Barrie (Proposed ZBLA) Public Mtg June 15, 2021 Parent ZBL 2009-141</p>	<p>Min – No minimum size requirements for Second Suites or Additional Detached Dwellings. Rely on OBC requirements.</p> <p>Second Suite Max – A second suite may not occupy more than 45% GFA of the principal building except where the Second Suite is located in the basement, it may occupy the entire basement.</p> <p>Detached Accessory Dwelling Max – A Detached Accessory Dwelling may not occupy more than 45% GFA of the principal building up to a maximum of 65 m²</p> <p>Max Lot Coverage – A Detached Accessory Dwelling Unit shall be included when calculating maximum lot coverage for accessory buildings and structures (10%).</p>
<p>Kingston ZBL 2019-87 - and - ZBL 2021-063</p>	<p>Max – The maximum GFA for a Second Residential Unit shall be equal to or less than the GFA for the principal dwelling unit.</p>

<p>Parent ZBL 8499 et al.</p>	<p>Max – A Second Residential Unit shall comply with the max FSI where such a requirement has been established for the zone in which the Second Residential Unit is located</p> <p>Max - For a Detached Second Residential Unit – indeterminate</p> <p>Max – A Detached Second Residential Unit shall comply with the maximum lot coverage requirements for accessory buildings (10%).</p>
<p>Richmond Hill ZBL 13-21 Passed March 24, 2021 Parent ZBL - Various</p>	<p>Max - For an Additional Residential Unit within a primary dwelling – indeterminate</p> <p>Max - Max floor area for an Additional Residential Unit in a detached accessory structure shall not exceed 40 m² however in no circumstance shall the Additional Residential Unit exceed the max lot coverage requirements for detached accessory structures.</p> <p>Max - For an Additional Residential Unit attached to a detached garage at grade level, the max floor area of the Additional Residential Unit shall not exceed 40 m² and the max floor area devoted to the garage portion shall not exceed 40 m², however in no circumstance shall the floor area of the Additional Residential Unit exceed the max lot coverage requirements for detached accessory structures.</p> <p>Max - Max floor area of a detached garage with an Additional Residential Unit above the garage shall not exceed:</p> <ul style="list-style-type: none"> a. 55 m2 where there is an enclosed stair access – or- b. 40 m2 where there is an unenclosed stair access.
<p>City of Cambridge Existing Zoning Provisions ZBL 108-18 Passed June 12, 2018 Parent ZBL 150-85</p>	<p>Max Floor Area - The maximum floor area for a Secondary Dwelling Unit shall be 40% of the total area of the principal dwelling unit including the basement.</p> <p>Max Coverage - An accessory structure with a Secondary Dwelling Unit may not exceed 10% of the lot area.</p>