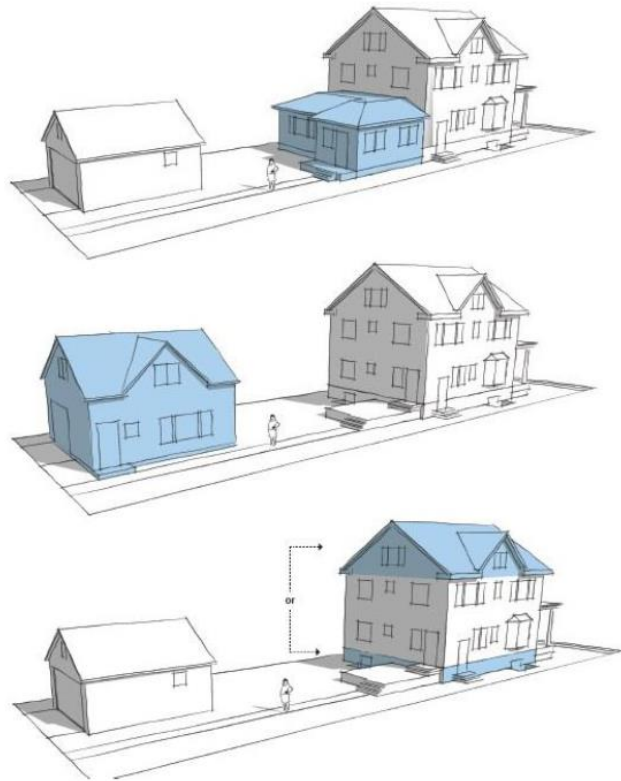




# Additional Residential Units (ARUs)



Brampton's Implementation of Provincial Bill 108:  
***More Homes, More Choice Act, 2019***  
Council Workshop  
January 29, 2021



**FOR  
AFFORDABLE  
RENTAL UNITS  
IN MARKET  
HOUSING**

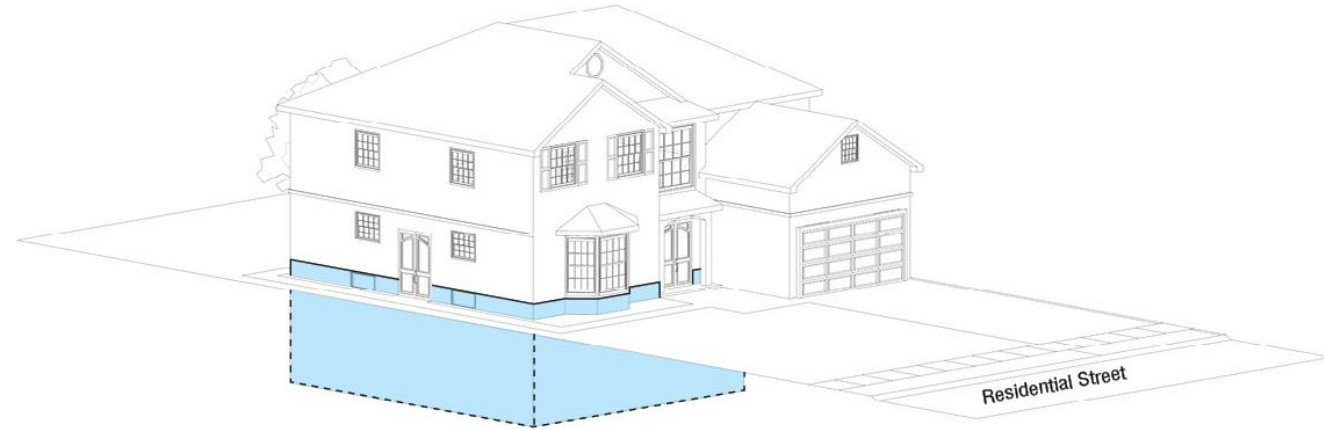
LOW - MIDDLE  
INCOME  
HOUSEHOLDS

# Background

- With the enactment of Bill 140 in 2011, the Province expanded the options municipalities have for providing a range of affordable housing in their communities.
- In 2015, Brampton adopted Official Plan and Zoning By-law Amendments and a Registration By-law to permit second units in detached, semi-detached and townhouse dwellings, subject to specific zoning requirements.

# Second Units

- Self-contained residential units with kitchen and bathroom facilities within dwellings or within accessory structures, with a separate access.
- City of Brampton currently refers to them as “Second Units” or “Two-Unit Dwelling”.
- **Also referred to as:**  
Accessory apartments, basement apartments, secondary units/suites, two-unit housing, “granny flats”, in-law flats, laneway housing, coach houses.



Example of an Attached Second Unit to the Principal Dwelling



Example of a Detached Second Unit

Bill 108, the *More Homes, More Choice Act, 2019*, received Royal Assent in June 2019 and

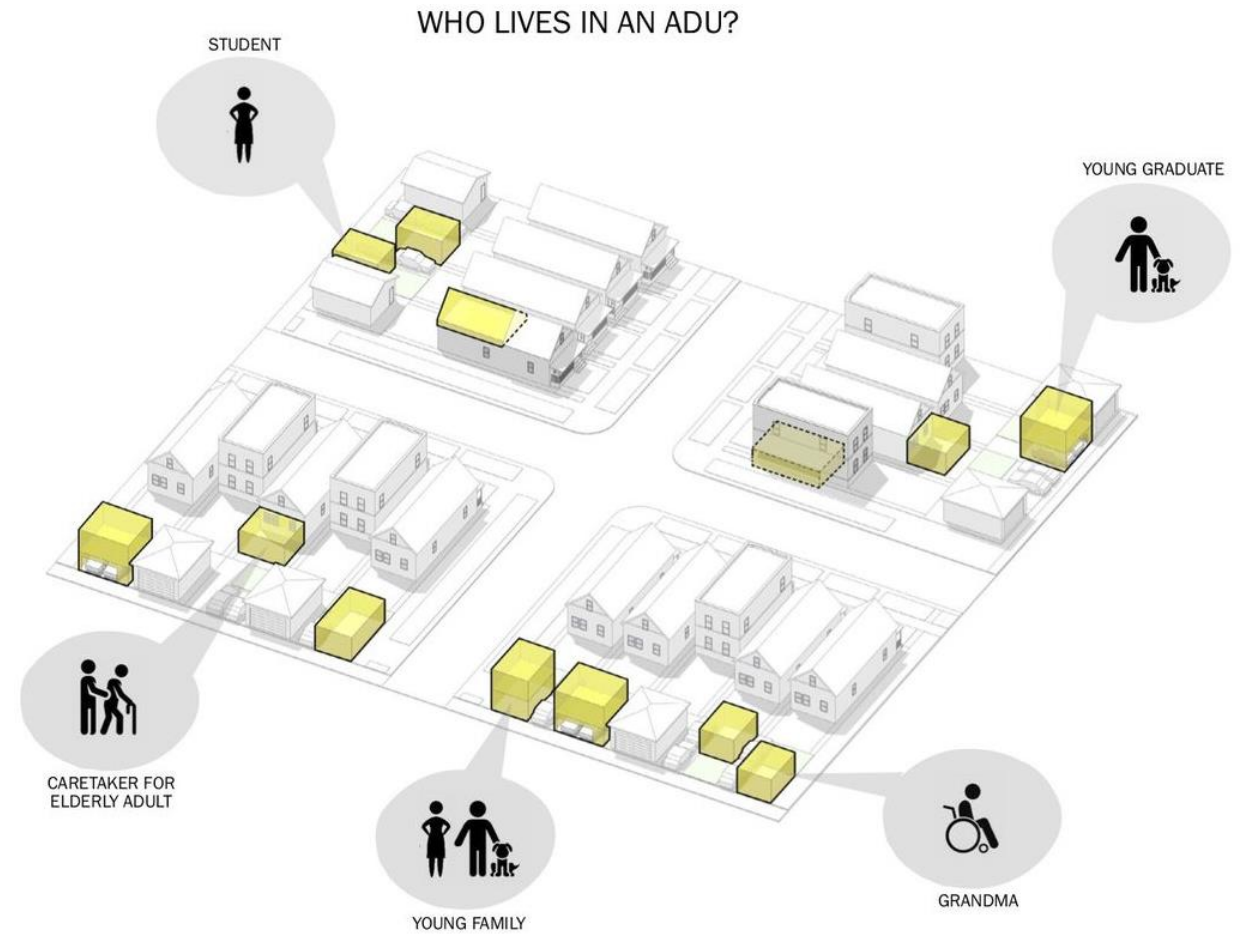
made **legislative changes** to the *Planning Act* that came into force September 2019:

### Section 16 (3) of the Planning Act

Bill 140	Bill 108
<p>An official plan shall contain policies that authorize the use of <u>a second residential unit</u> by authorizing,</p>	<p>An official plan shall contain policies that authorize the use of <u>additional residential units</u> by authorizing,</p>
<p>(a) the use of two residential units in a detached house, semi-detached house or rowhouse <u>if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains a residential unit</u>;</p> <p>and</p>	<p>(a) the use of two residential units in a detached house, semi-detached house or rowhouse; and</p>
<p>(b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse <u>if the detached house, semi-detached house or rowhouse contains a single residential unit</u>.</p>	<p>(b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse.</p>

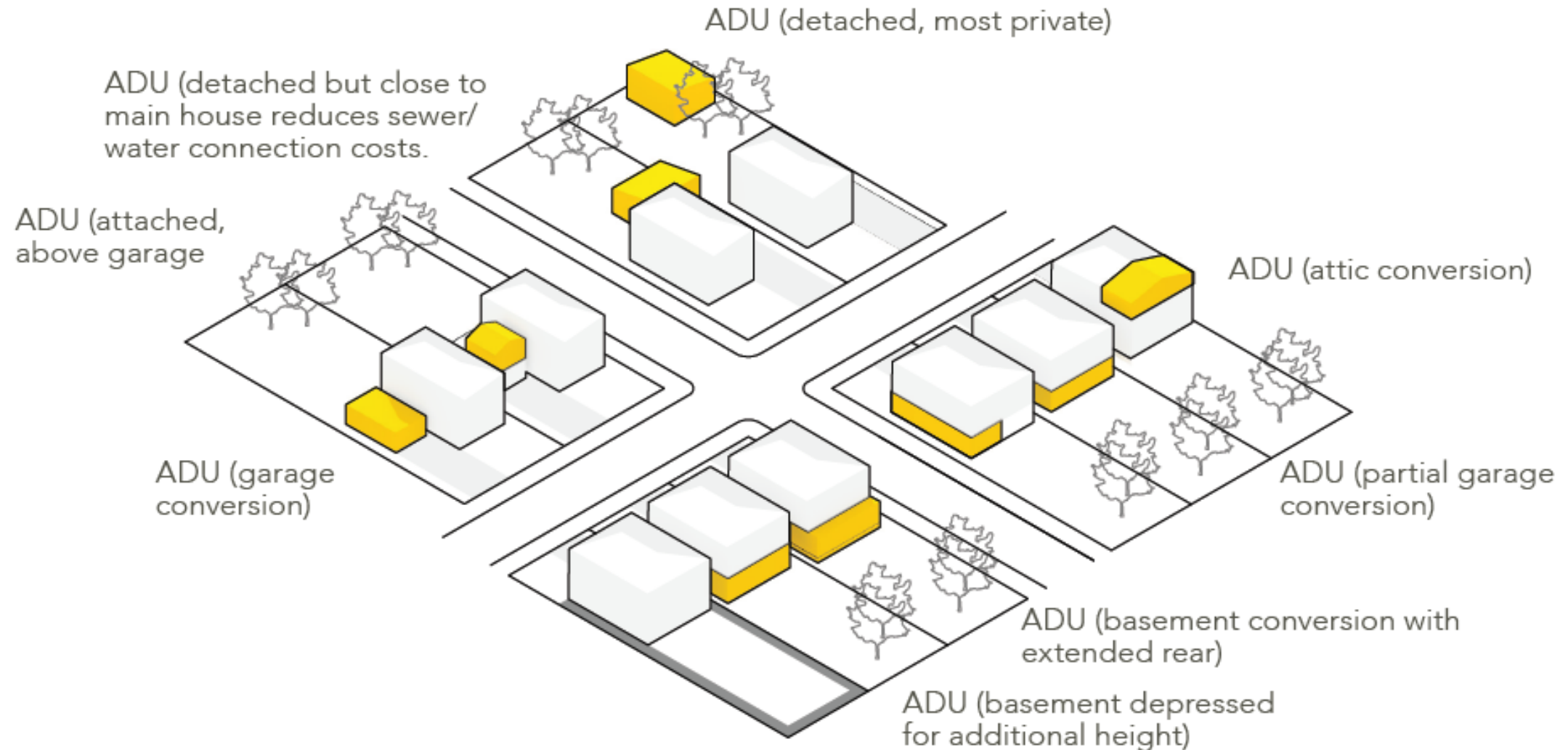
# Purpose of Additional Residential Units (ARUs)

- Support the range and supply of affordable rental housing
- Gentle intensification by better utilizing existing infrastructure
- Support housing needs based on different income levels and stages of life – young people, couples, young families, caretakers, and seniors
- Offers a sustainable housing option
- Empower homeowners and provides an additional revenue stream





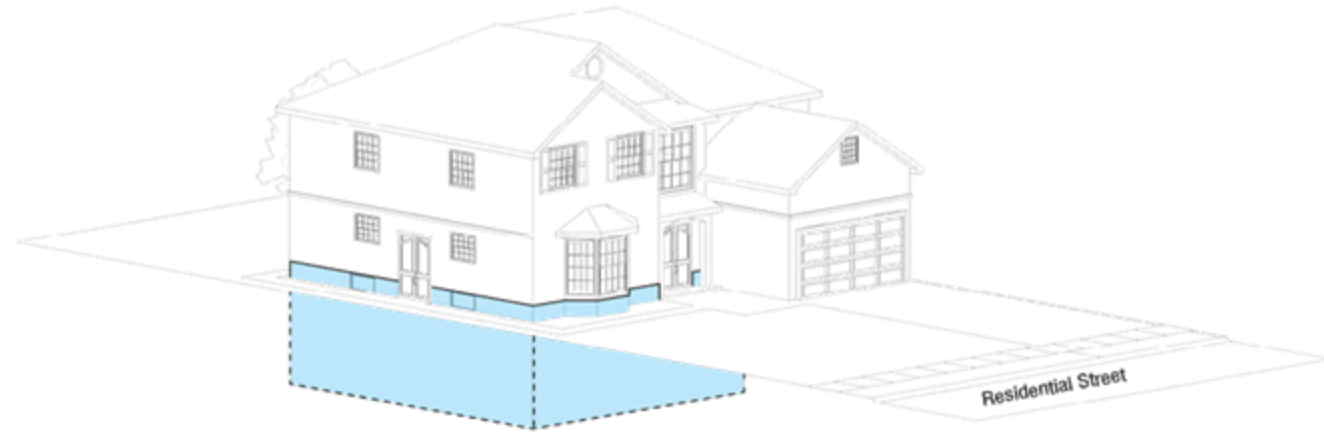
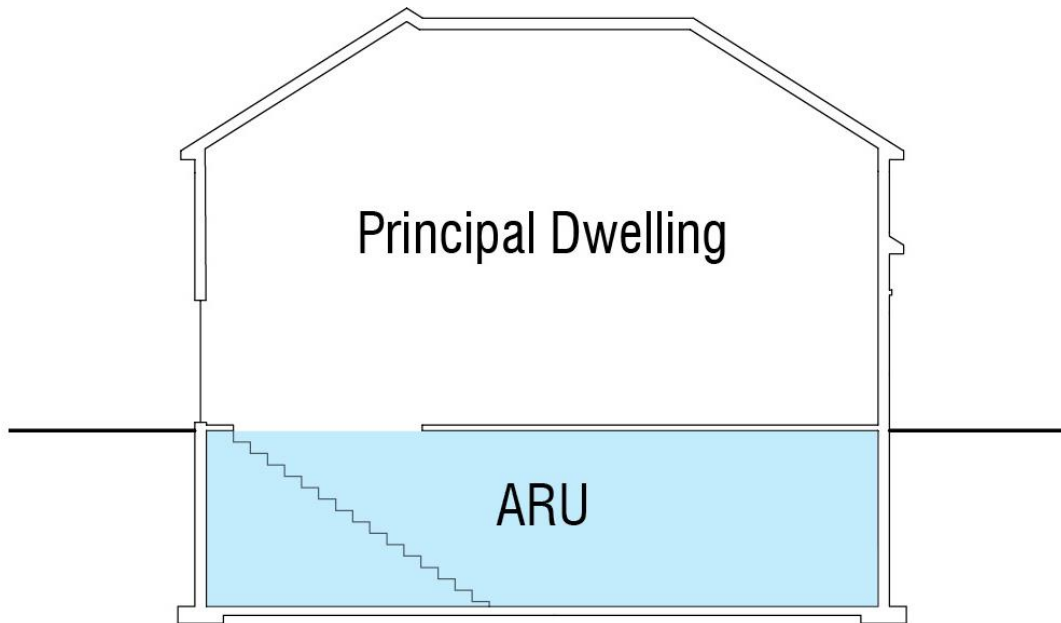
# Additional Residential Unit Typologies



# Permitted Second Units/ Additional Residential Units (ARUs)

# Typology 1: Second Unit/ARU

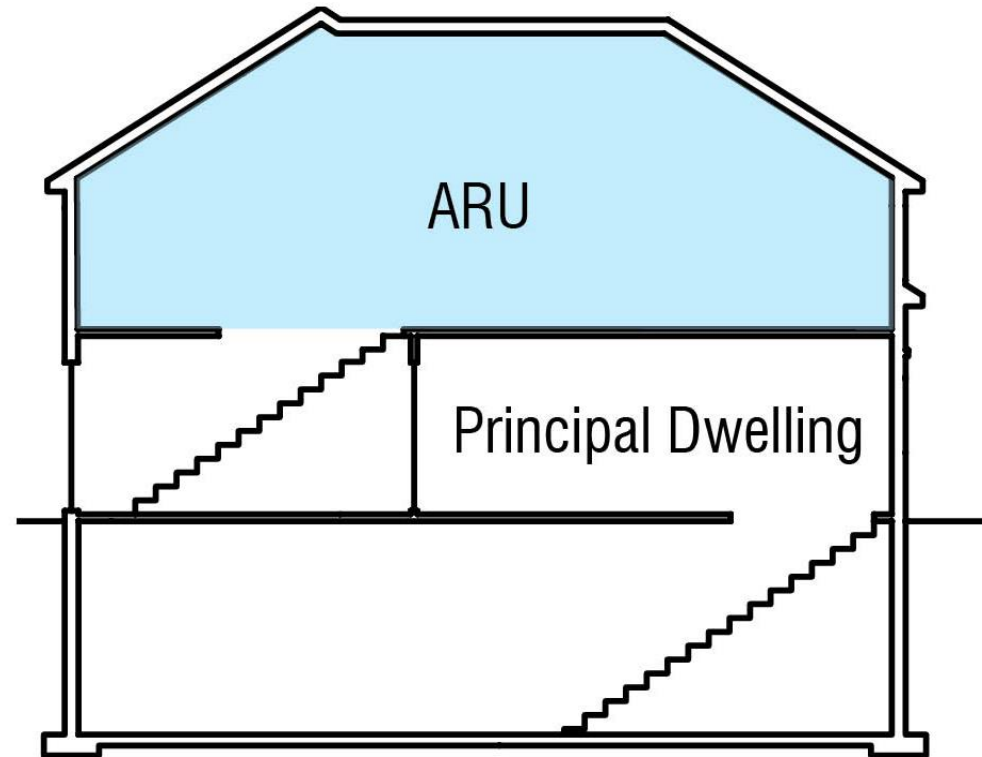
Basement Unit





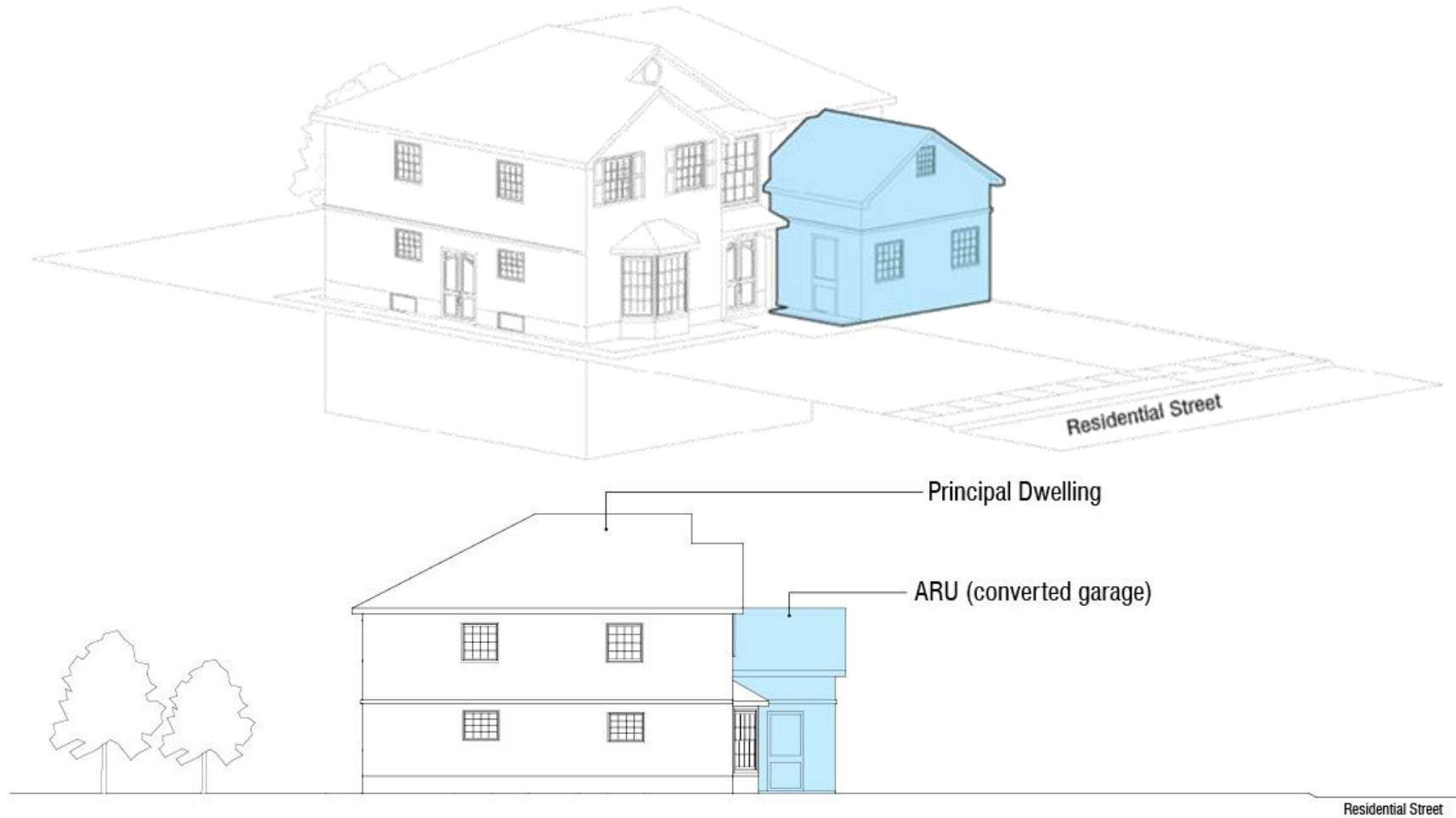
# Typology 2: Second Unit/ARU

Second floor  
or attic unit



# Typology 3: Attached ARU

Garage converted to an Attached ARU



Not Permitted & Proposed  
Additional Residential Units  
(ARUs)

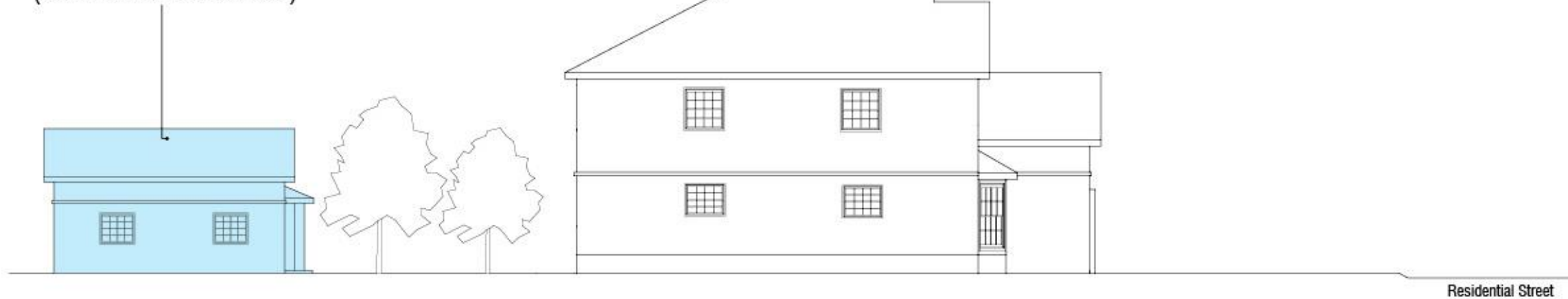
# Typology 4: Detached ARU

Also known as, Coach House, granny suite, etc.



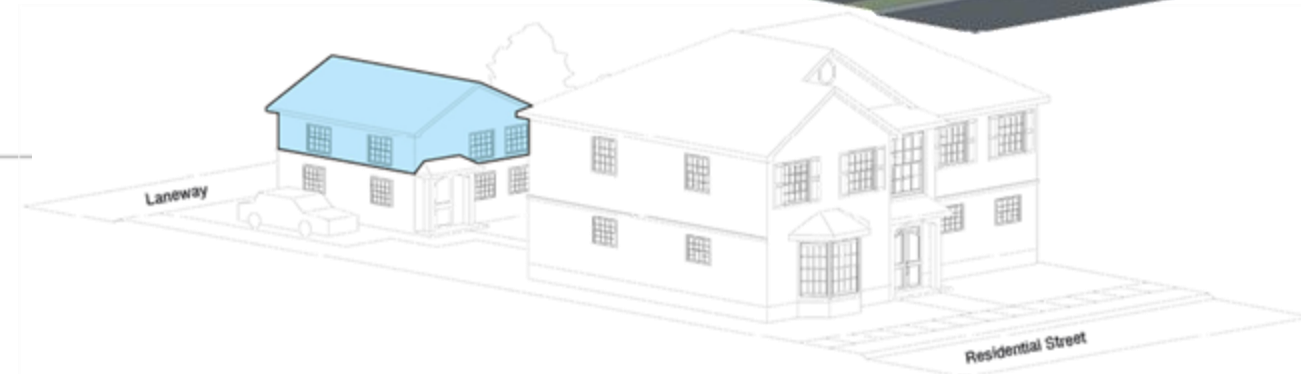
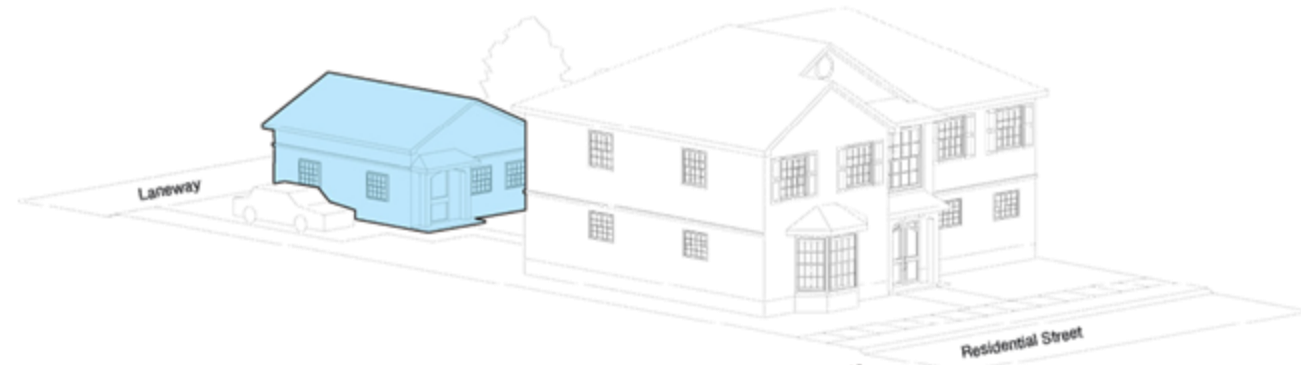
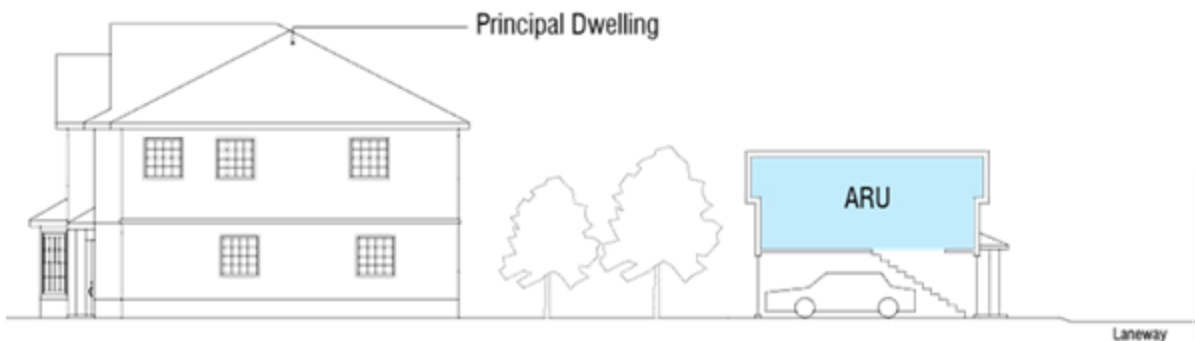
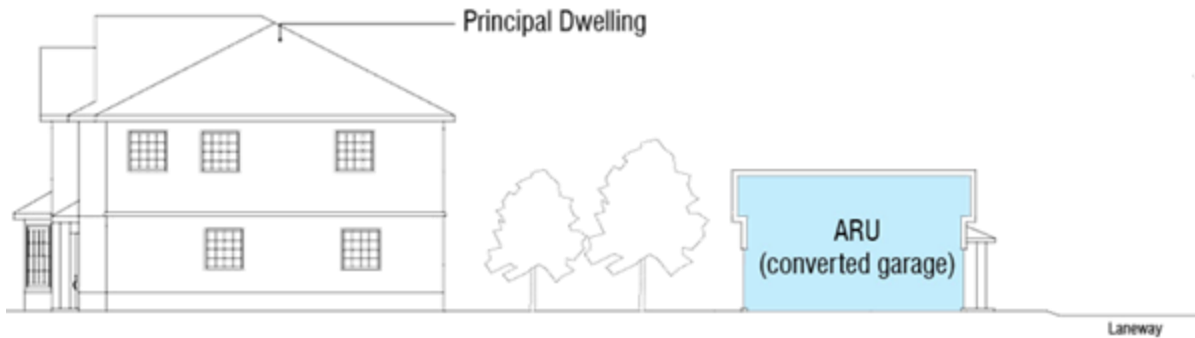
ARU  
(stand alone second unit)

Principal Dwelling

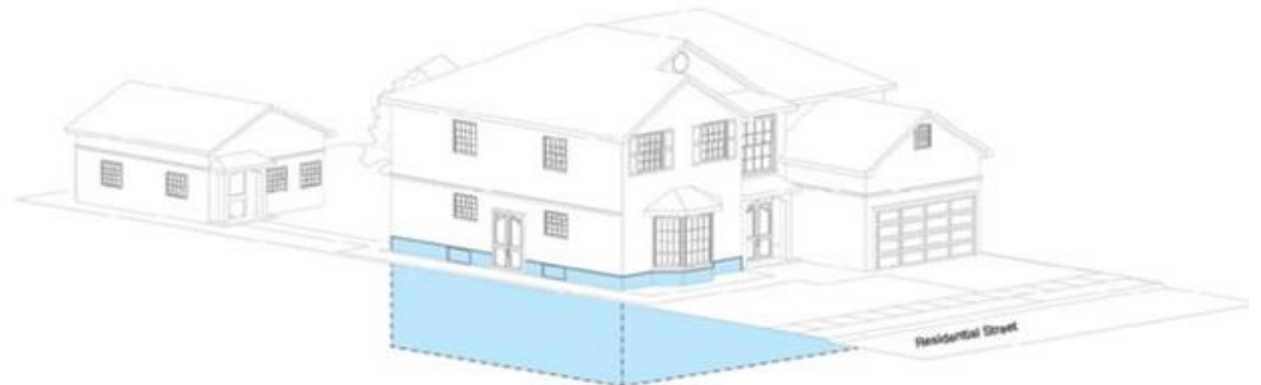


# Typology 5: Laneway Suite

One Storey or Two Storey  
(over the garage)



# Typology 6: Three-unit dwelling





# Encourage Creative ARU Designs



# Policy Review

- A **cross departmental team** has been established
- Oversee the **policy review** and contribute to the development of appropriate **regulations focused on public health and safety**
- Propose **Official Plan and Zoning By-law Amendments** to expand on the existing Second Unit policies
- Amend the existing **Registration Process** to ensure residential units are safe, legal and livable

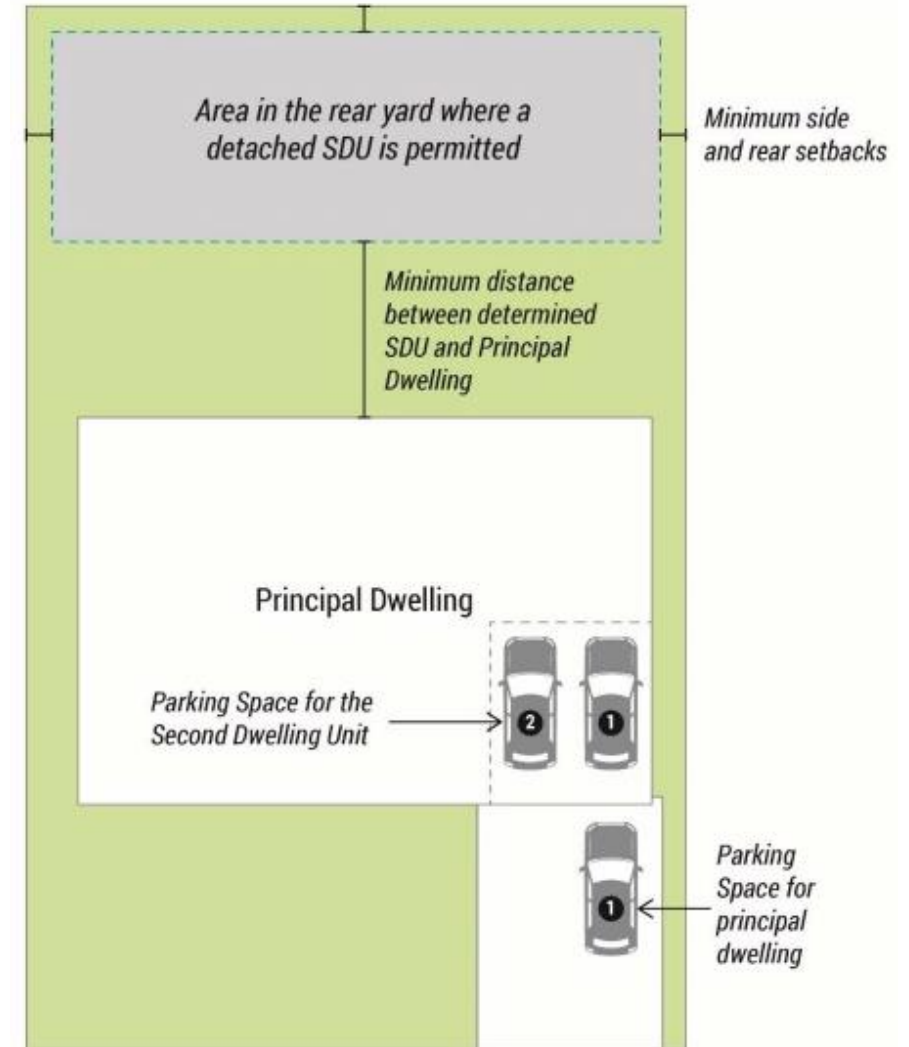
# Core Team

- Policy Planning
- Zoning
- Building
- Public Works & Engineering
- Transit
- Traffic Planning
- Legal
- Fire & Emergency Services
- Enforcement & By-law Services



# Key Considerations

- ✓ Official Plan regulations that permit ARUs
- ✓ Zoning requirements – unit size, setbacks, height and parking
- ✓ Health and safety – Building Code, Fire Code
- ✓ Infrastructure capacity (water and wastewater/sanitary)
- ✓ Privacy concerns
- ✓ Registration process and by-law enforcement



# Benchmark Review

## Benchmark Municipalities that Permit Additional Residential Units (ARUs)

Criteria	Range Permitted *
<b>Max. GFA &amp; Unit Size</b>	40 m <sup>2</sup> – 125 m <sup>2</sup>
<b>Max. Lot Coverage for all accessory structures</b>	10% to 50%
<b>Max. Height</b>	3 metres – 7 metres
<b>Min. Rear/interior side yard setback</b>	0.6 metres – 3.5 metres
<b>Min. Separation Distance from ARU to Principal Dwelling</b>	1.8 metres – 5 metres
<b>Parking spaces required</b>	0 to 1.0 parking spaces

- ✓ Vancouver, BC (Laneway housing)
- ✓ Calgary, AB (Backyard suite)
- ✓ Ottawa, ON (Coach houses)
- ✓ Toronto, ON (Secondary & Laneway suites)
- ✓ Kitchener, ON
- ✓ London, ON
- ✓ Kingston, ON
- ✓ Guelph, ON
- ✓ Windsor, ON

\* Ranges prepared based on benchmarking completed of municipalities in Ontario, British Columbia & Alberta

# Infrastructure Capacity Analysis

- Planning, Building and Economic Development is currently undertaking an Infrastructure Capacity Analysis as part of Housing Brampton
- The analysis reviews the carrying capacity of existing built up areas for gentle intensification such as additional residential units
- The outcome of the Infrastructure Capacity Analysis will inform the ARUs policy review to determine potential implications to existing municipal infrastructure and services



*Over the Garage*



*Garage Conversion*



*Stand-Alone Unit*



*Basement or Attic Conversion*

# Next Steps

Winter 2021

Report to PDC (Jan. 18, 2021)

Council Workshop (Jan. 29, 2021)

Spring 2021

Open House and Online Survey

June 2021

**Statutory Public Meeting & Information Report to PDC**

Summer 2021

Circulation to departments and agencies

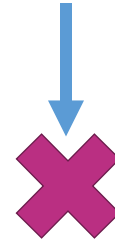
Collect & Review Public, Technical and Other Comments

Fall 2021

Recommendation Report to PDC

Council Adoption of OPA, ZBL and Registration By-law

No Appeal Period





# Thank *you*

For more information visit

**ARU Policy Review**

[www.brampton.ca/affordablehousing](http://www.brampton.ca/affordablehousing)

Project Leads

**Shahinaz Eshesh and Claudia LaRota**

Policy Planners

Planning, Building and Economic Development

# Questions?

