

Public Meeting – September 8th, 2025

Proposed Official Plan Amendment (File No. 3-04-25)

Proposed Zoning Bylaw Amendment (File No. 2-08-25)

Proposed Community Improvement Plan Amendment (File No. 02-25)

City-Initiated

Additional Residential Units and Financial Incentives



Housing Accelerator Fund (HAF)

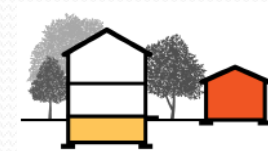
Action Plan Initiatives #2 and #3

- Federal housing grant program for municipalities to prioritize and accelerate the building of new housing dwelling units
- The City must complete all action plan initiatives and meet specific housing targets for funding to continue
 - \$6.65M over 4 years (2025-28)
- Initiative #2: ARUs and CIP Program Enhancements
 - Prepare a guidebook as a resource for homeowners to create additional residential units (ARUs) on their property.
 - Enhance the Community Improvement Plan (CIP) to provide more financial incentive grants to support owners to create ARUs.
- Initiative #3: Amend the City's Official Plan and Zoning Bylaw to allow 4 residential dwelling units per lot as-of-right city-wide.

Additional Residential Units (ARUs) - Types



Cross-section of Single Detached Dwelling, Interior ARU types (duplex, triplex, fourplex)



Cross-section of 1 Interior ARU and 1 Detached ARU



Cross-section of 2 Interior ARUs and 1 Detached ARU

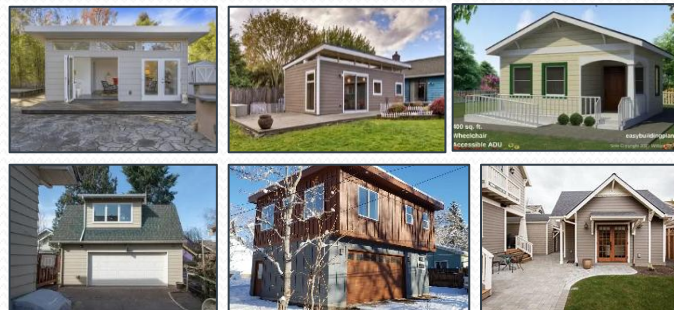


Semi-detached dwelling with 1 ARU on each side (fourplex)

Semi-detached dwelling with 2 ARUs on each side (sixplex)



Cross-section of a Single Detached Dwelling with a Detached ARU



Townhouse Dwelling, Interior ARUs

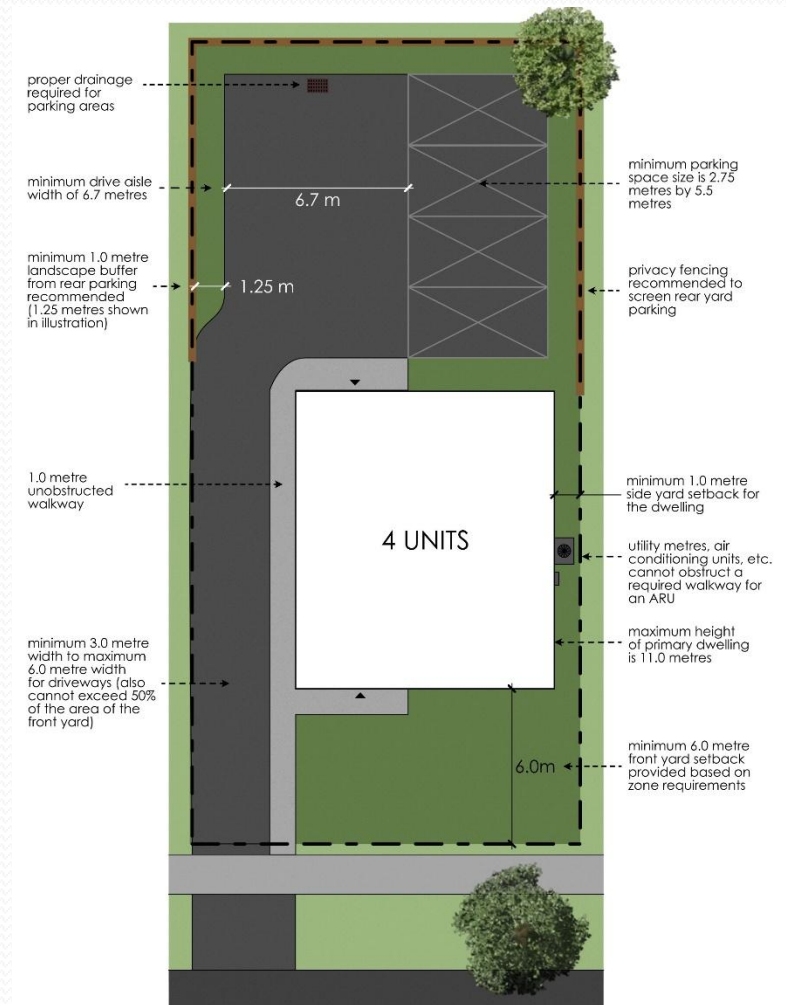
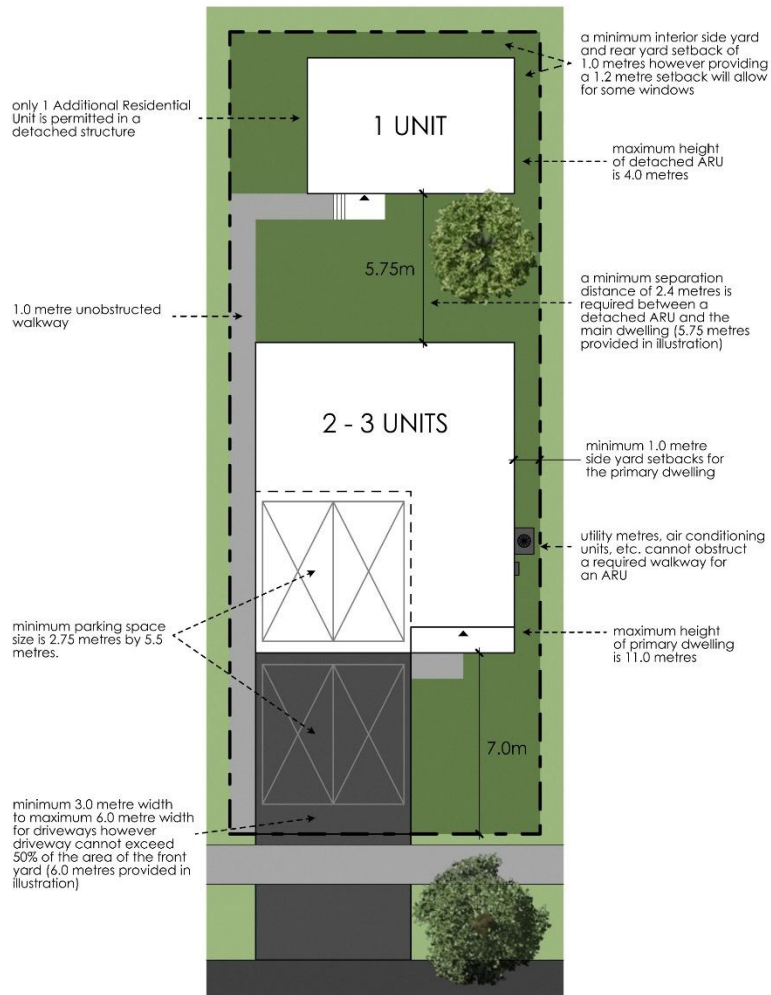
Proposed Official Plan Amendment

- Updated terminology from additional 'dwelling' unit to additional 'residential' unit for consistency with Planning Act
- Increase the existing permissions for 2 ARUs in a single detached, semi-detached or townhouse dwelling to 3 ARUs
- Revised clause that ARUs may be regulated in Zoning By-law

Proposed Zoning Bylaw Amendment

- Increase the existing permissions of 2 ARUs in a single detached, semi-detached or townhouse dwelling to 3 ARUs
- Added definitions for ARU, Interior and ARU, Detached
- Adding two provisions as required by Ontario Regulation:
 - Max. 45% lot coverage where there is an ARU
 - Min. 2.4m setback to a building with residential (vs. 4m)
- Adding 1.0m min. width of unobstructed walkway to ARU from a public street for emergency and access purposes
- Proposed max. floor area for an ARU, Detached as no more than 50% of the main dwelling size (revise existing provision)

Additional Residential Units (ARUs) – Zoning Highlights / Guidebook



Proposed Community Improvement Plan Amendment

- Residential Program: Increase max. grant to \$12,500/unit (\$100K total/property), loan/affordable grant to \$15K/unit (\$120K total/property) and expand to City-wide eligibility
- Planning & Building Fees Program: ARUs City-wide would qualify as eligible
- Development Charges, TIG Programs: Brownfields redeveloped to residential or mixed-use City-wide would qualify as eligible
- Technical updates: PPS, 2024 conformity, CIP map, terminology
- Technical update of CIP map in Official Plan as well
- HAF as the funding source for any increases to CIP programs

COMMUNITY IMPROVEMENT PROJECT AREA

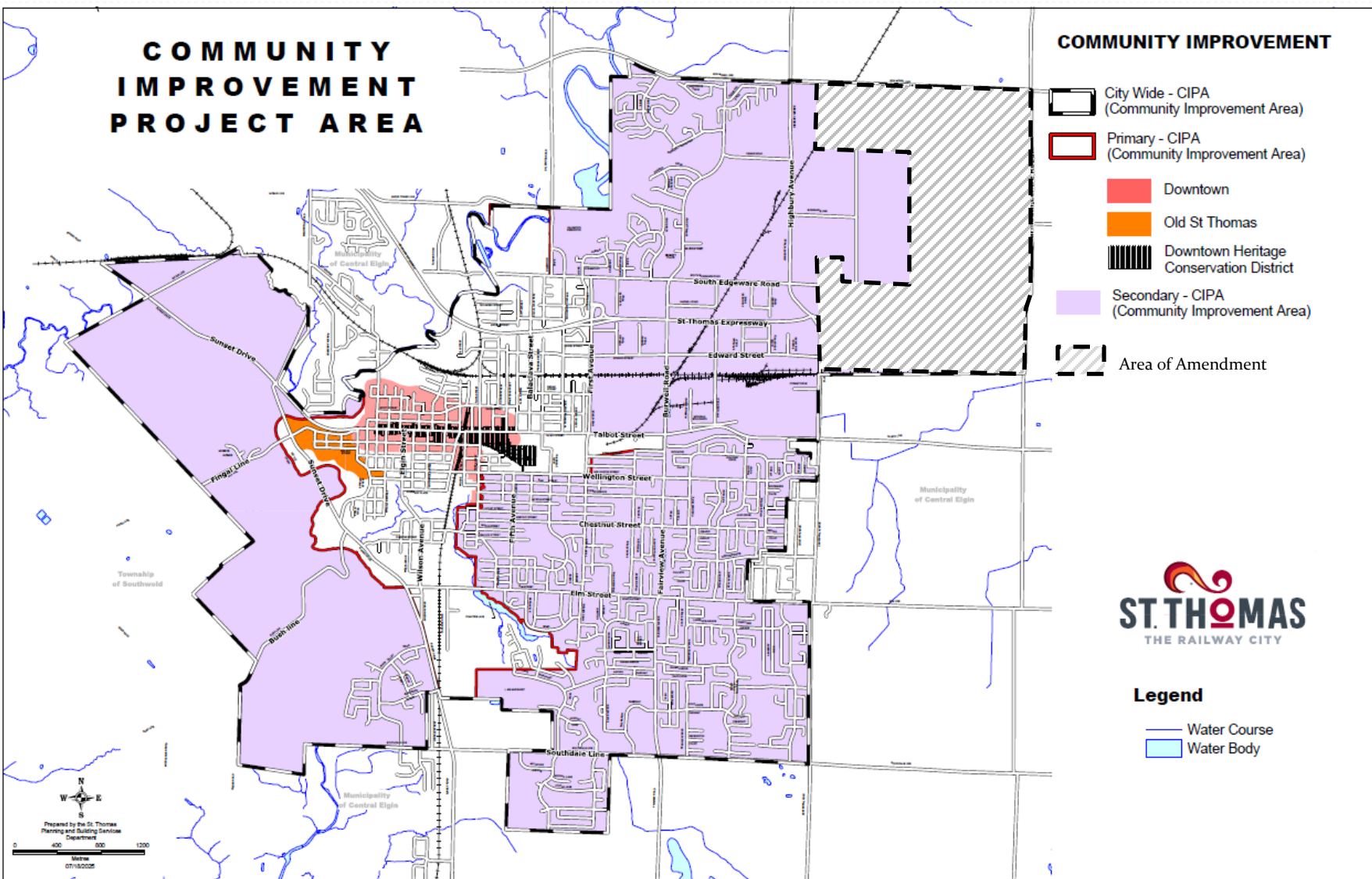
COMMUNITY IMPROVEMENT

-  City Wide - CIPA
(Community Improvement Area)
-  Primary - CIPA
(Community Improvement Area)
-  Downtown
-  Old St Thomas
-  Downtown Heritage
Conservation District
-  Secondary - CIPA
(Community Improvement Area)
-  Area of Amendment



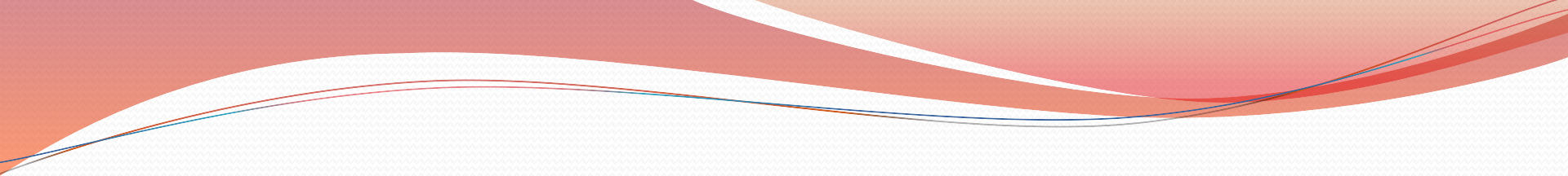
Legend

-  Water Course
-  Water Body



Preliminary Review

- CIP Amendment:
 - MMAH review conducted. Supportive with several technical updates suggested (e.g., PPS, 2024 conformity)
 - Specify that 3rd ARU for city-wide parkland & DC programs are eligible
- ARU Zoning – continue to review the regulations. May include direction to incorporate setback/visual barrier requirements for rear yard parking in residential areas into Zoning Bylaw.
- Other preliminary feedback received to date



Next Steps

- Receive and review any comments submitted as part of the circulation, PIC (open house), and public meeting
- Prepare recommendation report for upcoming Council decision and final OPA/ZBA/CIPA Bylaws
- Finalize, promote and use the ARU Guidebook (will assist with inquiries, proposals)