



ADDITIONAL RESIDENTIAL UNITS & AFFORDABLE HOUSING IN HALTON HILLS

PRESENTATION TO THE OLDER ADULT ADVISORY COMMITTEE

TUESDAY MAY 13, 2025

MELISSA RICCI AND KEITH HAMILTON



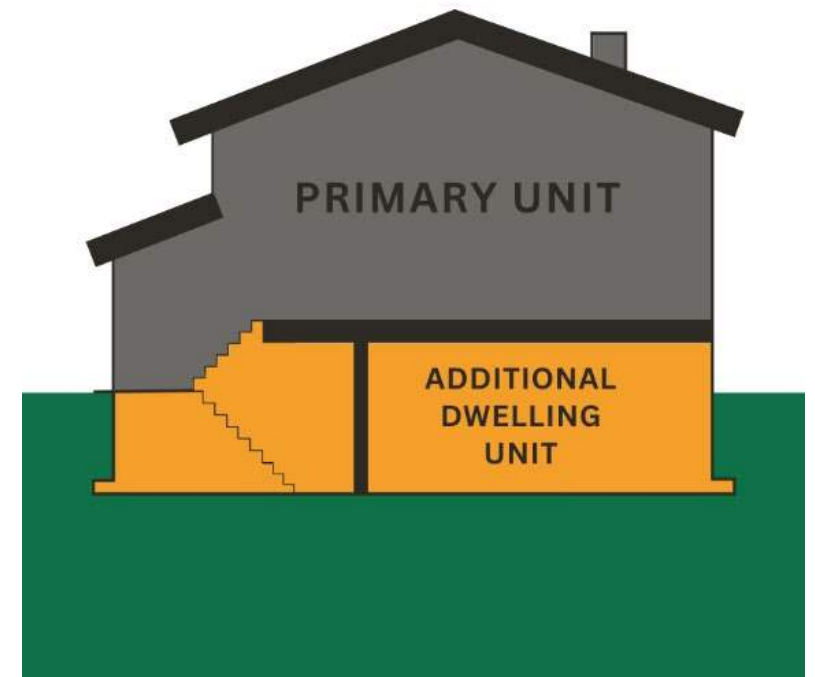


AGENDA

- Additional Residential Units - Where we started
- Changing Provincial direction
- What's required now – 3 units on a lot as-of-right
- Key Policy Considerations
- Affordable Housing in Halton Hills
- Questions?

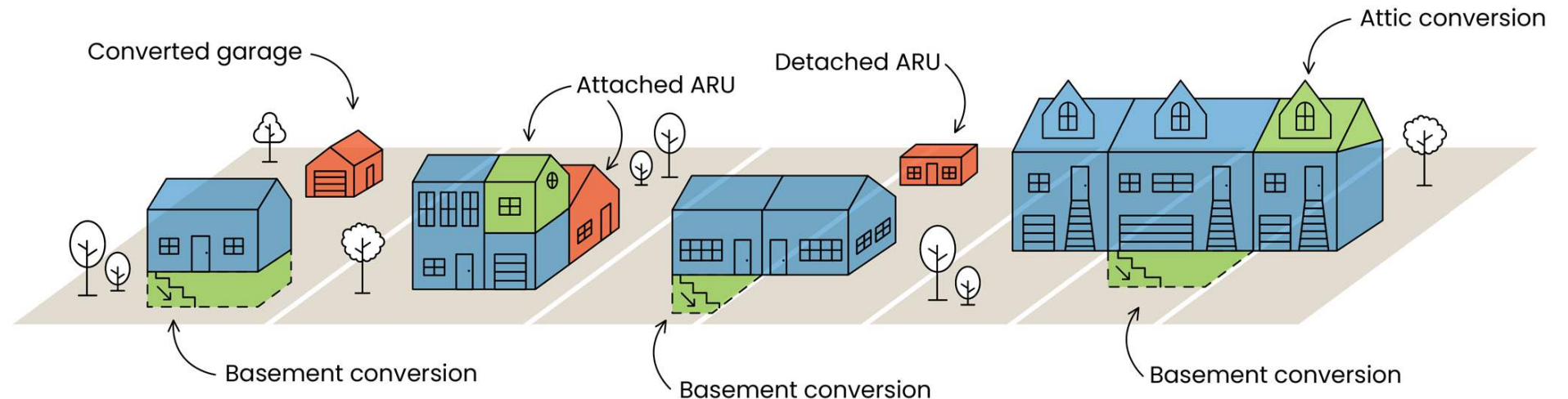
ADDITIONAL RESIDENTIAL UNITS – WHERE WE STARTED (2019 POLICY PROJECT)

- Official Plan policies and Zoning By-law permissions and requirements
- One additional unit permitted within an existing single-detached, semi-detached and townhouses
- Subject to size restrictions, parking spaces required
- Community feedback – more flexibility



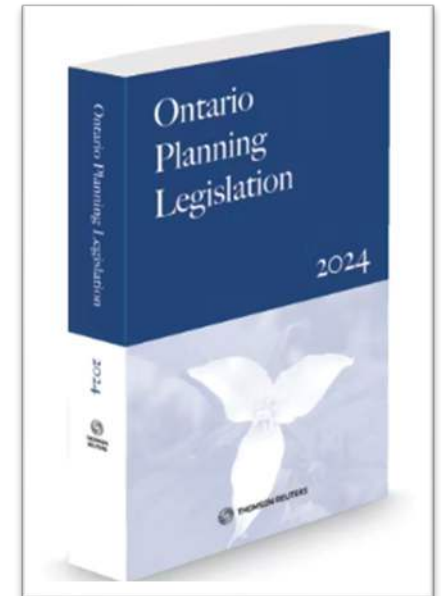
CHANGING PROVINCIAL DIRECTION

- Bill 23 (November 2022): up to 3 residential units on a lot as-of-right
 - Additional units within or detached from the primary dwelling
 - Encourage landowners to do more with what they have
 - Rental units
 - Additional units to support multi-generational families



CHANGING PROVINCIAL DIRECTION

- Provincial Planning Statement (October 2024): extend ARU permissions into the Rural Area
 - Up to 2 ARUs on lots in Prime Agricultural Areas, in addition to any housing being used for farm employee accommodation
 - Subject to Minimum Distance Separation and demonstrated servicing capacity
- Regulation 299/19 Additional Residential Units
 - Planning Act regulation for ARUs



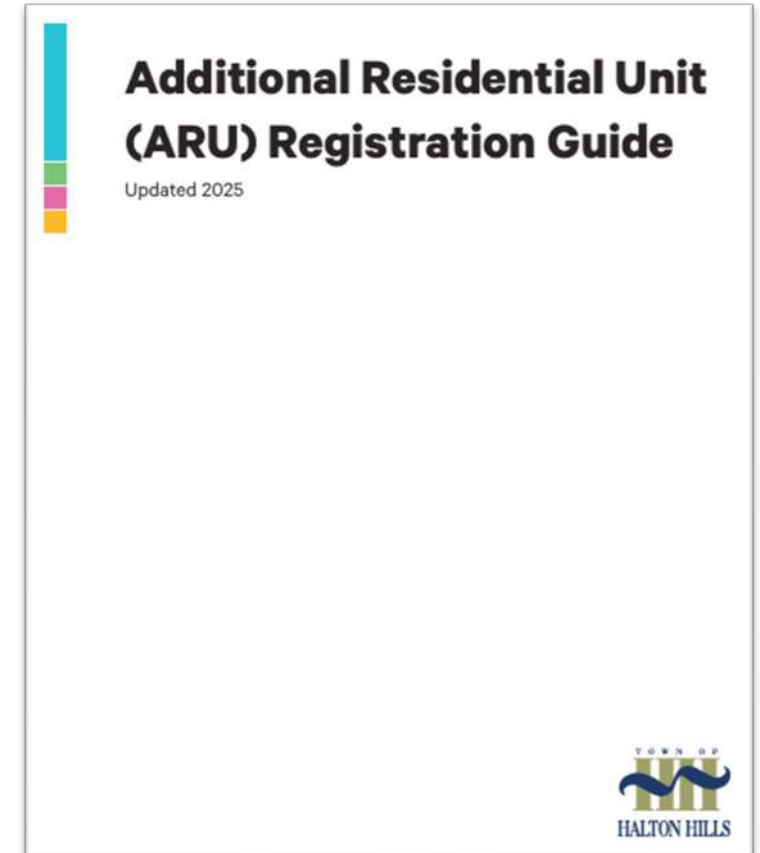
WHAT'S REQUIRED NOW



- TWO Additional Residential Units on a lot as-of-right
 - Wherever single, semi-detached, or townhouses are already permitted
- ONE Additional Residential Unit can now be detached from the primary dwelling
 - We did not provide for this in 2019

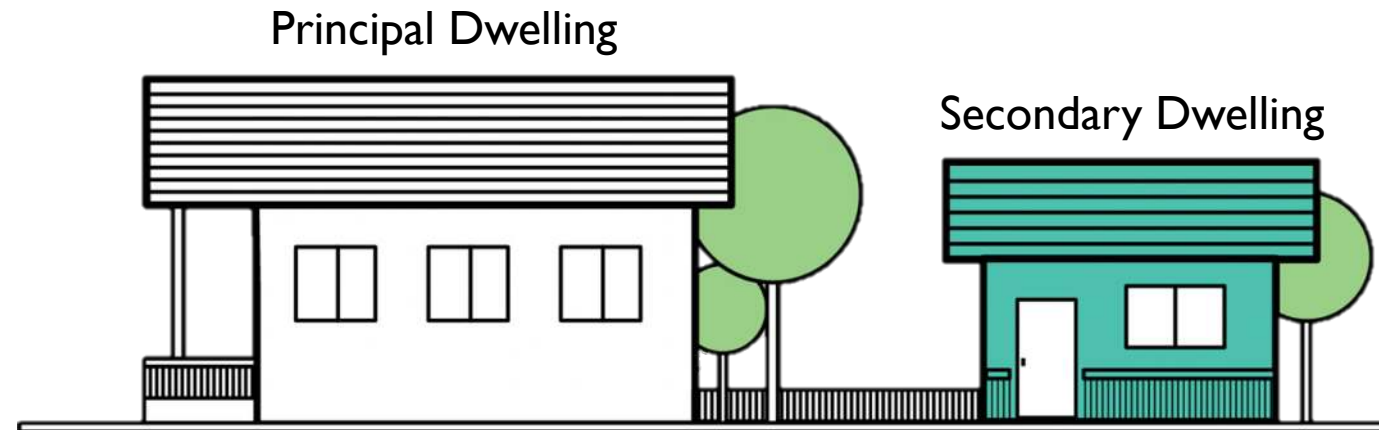
HOW WE ENSURE COMPLIANCE: REGISTRATION OF AN ADDITIONAL RESIDENTIAL UNIT

- Covers the ARU registration process
 - Includes the required inspection of completed units
 - Compliance with Building and Fire Codes
 - Ensures Units are properly serviced
- Application is overseen by the Building Services Department



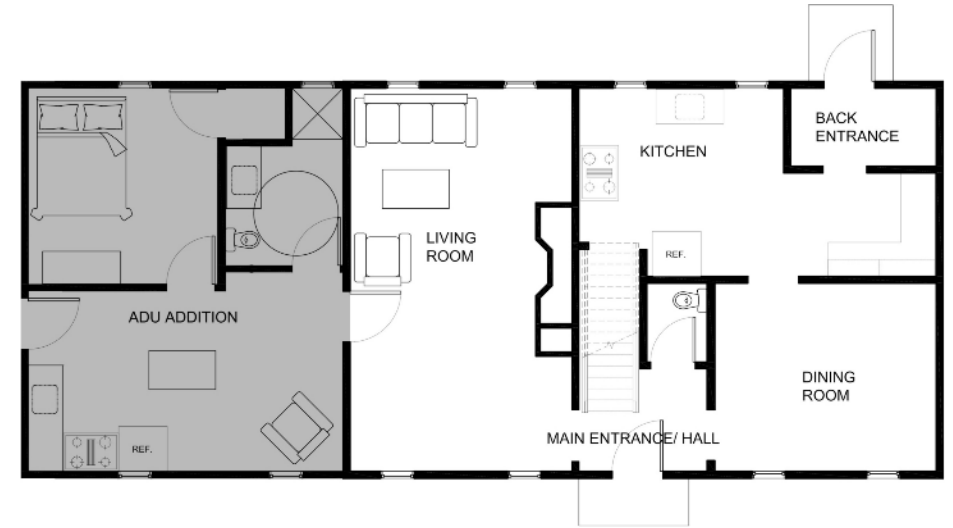
KEY POLICY CONSIDERATIONS - HEIGHT

- Height (detached units)
 - Relationship with existing main residential building – needs to be 1 metre less
 - Urban Zones: a maximum of 6.5 metres (2 storeys)
 - Non-Urban Zones: a maximum of 8 metres (2.5 storeys)



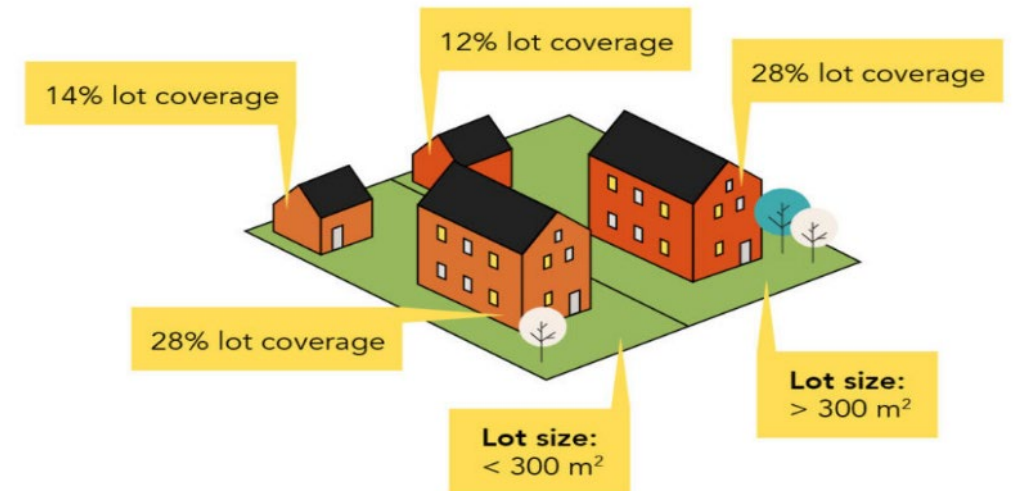
KEY POLICY CONSIDERATIONS - SIZE

- Floor Area (2 units within the primary dwelling)
 - Combined occupation of 60% the total floor area, to a maximum of 220 square metres
- Floor Area (where 1 unit is detached and 1 within)
 - Within main residential building: the lesser of 40% of total floor area, or 110 square metres
 - Detached: the lesser of 40% of total floor area, or 90 square metres
 - Providing flexibility to use existing accessory structures (e.g. detached garages)
- Basement unit exempt from maximum size



KEY POLICY CONSIDERATIONS - COVERAGE

- Lot Coverage
 - Focus on detached units
 - 60% in Urban Zones where detached unit is established
 - Higher number based on larger houses in newer subdivisions (e.g. Georgetown South)
- Mature Neighbourhoods challenge
 - Lot coverage up to 45% in Mature Neighbourhoods for buildings and structures
 - Additional Residential Units are exempt from this due to Ontario Regulations



NEXT STEPS – PROMOTION & AWARENESS

- Community Benefits
 - More efficient use of existing infrastructure
 - New units that preserve neighbourhood character
 - Create space for new residents
 - Better accommodate residents looking to stay, including aging family members, adult children, and caregivers



NEXT STEPS – PROMOTION & AWARENESS

- Financial Benefits
 - ARUs can increase the resale value of your property
 - Provide homeowners an opportunity to offset their own living costs through rental income
 - Rental unit availability supports economic wellbeing of local communities and industries by helping attract and retain skilled workers



NEXT STEPS – PROMOTION & AWARENESS

- **Environmental Benefits**

- More efficient use of land and resources
- Contribute to helping communities intensify more sustainably
- Reduce sprawl by using existing land and services which can help preserve natural areas



MOVING FORWARD

- Gather feedback and respond to questions and comments
- Support residents currently exploring this option
 - Launch of Town's Additional Residential Unit webpage
- Monitor progress, address challenges
- Consider changes to Official Plan and Zoning policies based on community experience

77% of Halton Hills housing is **low-density** (semi/detached homes).

10% of Halton Hills housing is **medium-density** (townhouses).

13% of Halton Hills housing is **high-density** (apartments).

72 Additional Residential Units were registered in Halton Hills in 2024.

HOUSING NEEDS ASSESSMENT

- The Town completed a Housing Needs Assessment in March. Key results include:
 - There are very few housing options in the market for moderate income households
 - There is an acute shortage of rental housing in the Town.
 - Rental rates have been rising rapidly, with most options now exceeding \$2,000 per month.



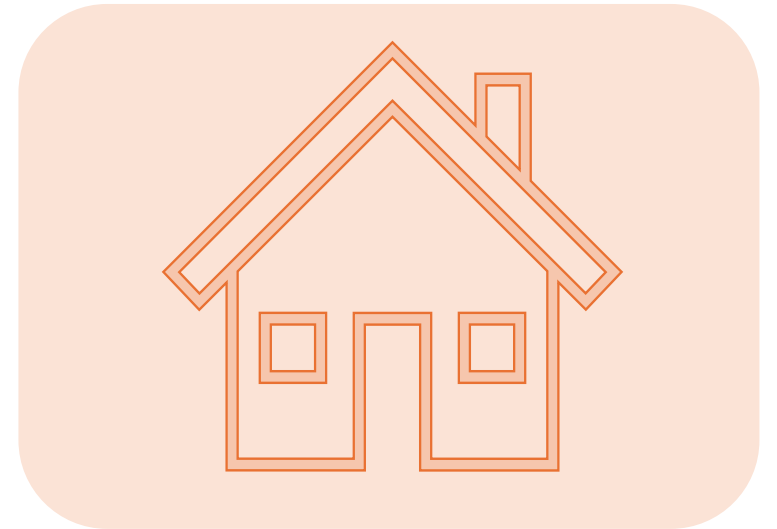
HOUSING NEEDS ASSESSMENT

- The Town completed a Housing Needs Assessment in March. Key results include:
 - Renter households are far more likely than owner households to be in Core Housing Need (i.e., living in unaffordable, unsuitable, and/or inadequate housing).
 - The Town's population is aging, with significant growth observed for those over the age of 55 over the past 20 years.
 - There is a large projected increase in the population by 2051.



HOUSING STRATEGY

- A Housing Strategy is being prepared as part of the Official Plan Review
- Includes strategies, policies, programs, and other actions the Town can consider to address the housing needs identified by the HNA
- Includes both market housing as well as affordable housing opportunities for lower and moderate-income households



NEXT STEPS



Draft Housing Strategy/Key recommendations to be presented in the fall



Finalize the Housing Strategy



Consider changes to Official Plan and Zoning policies and Community Improvement Plan

WE WANT TO HEAR FROM YOU!



- Questions
- Comments
- Concerns