

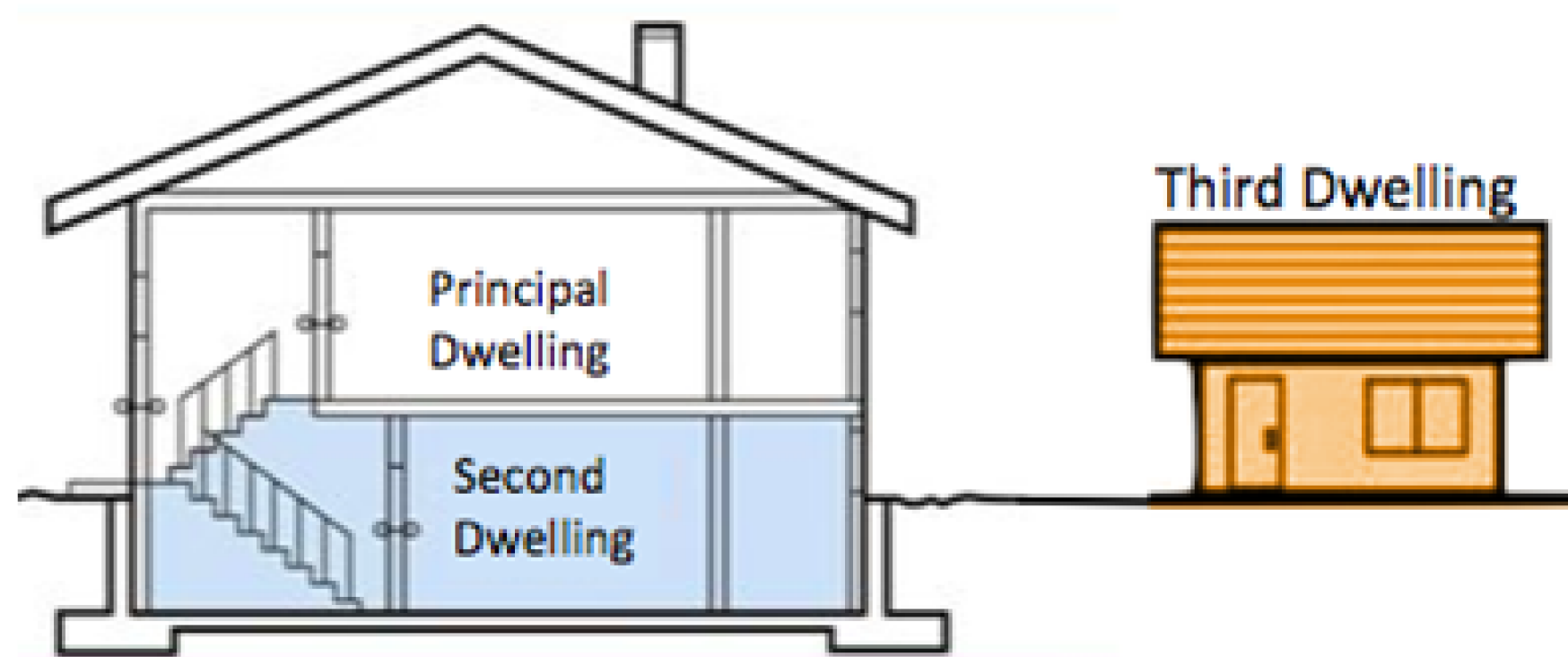
# WHY IS THE TOWN MAKING CHANGES?

## PROVINCIAL CHANGES

In November 2022, the Province introduced **Bill 23**, the *More Homes Built Faster Act*, which requires Ontario Municipalities to amend local Official Plans and Zoning By-laws to permit up to three (3) residential units on a parcel of land within fully serviced (water and sewer) settlement areas.

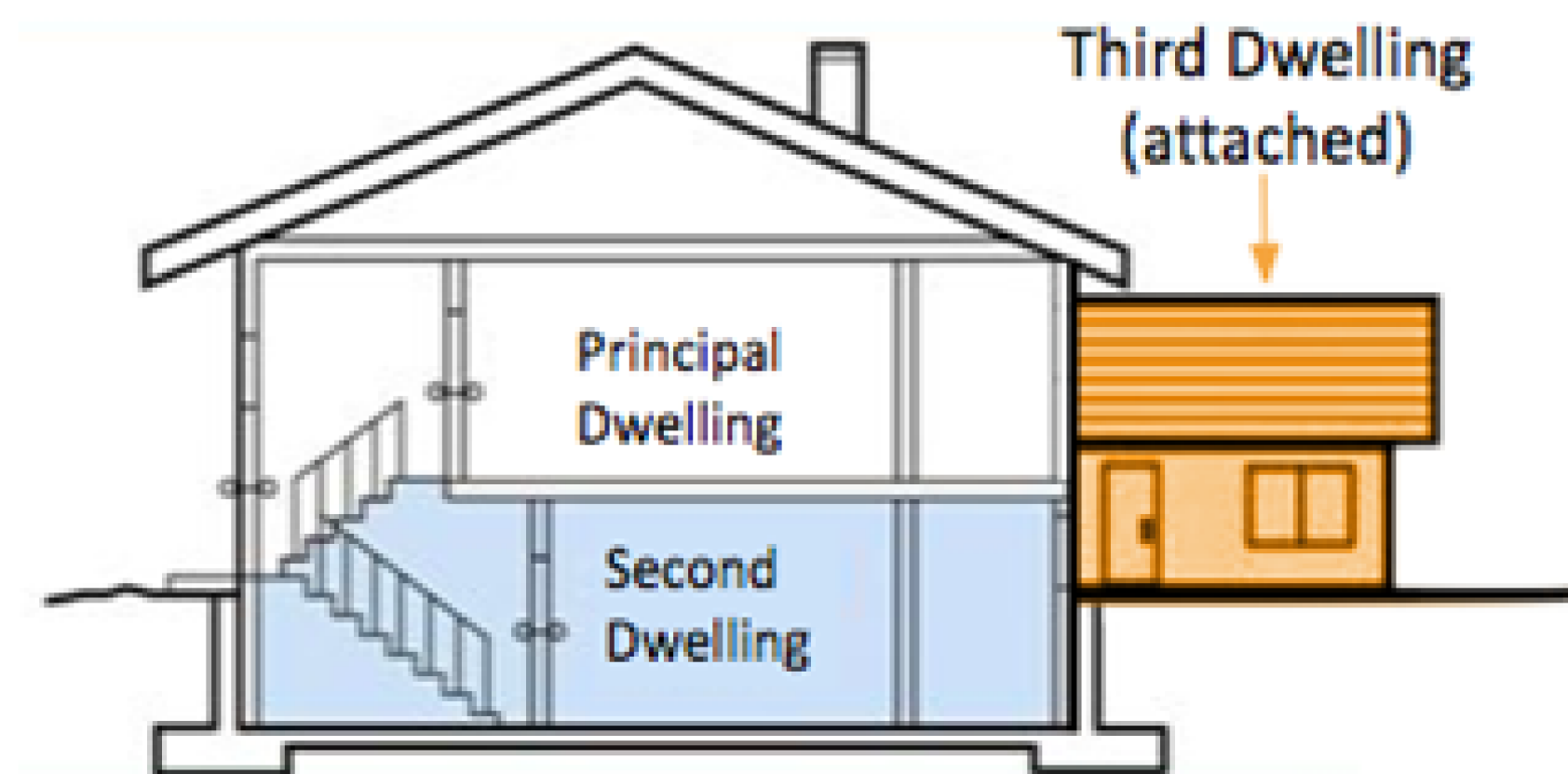
The following images show some possible configurations the province has permitted.

### 2 UNITS IN PRIMARY HOME + 1 DETACHED ANCILLARY UNIT



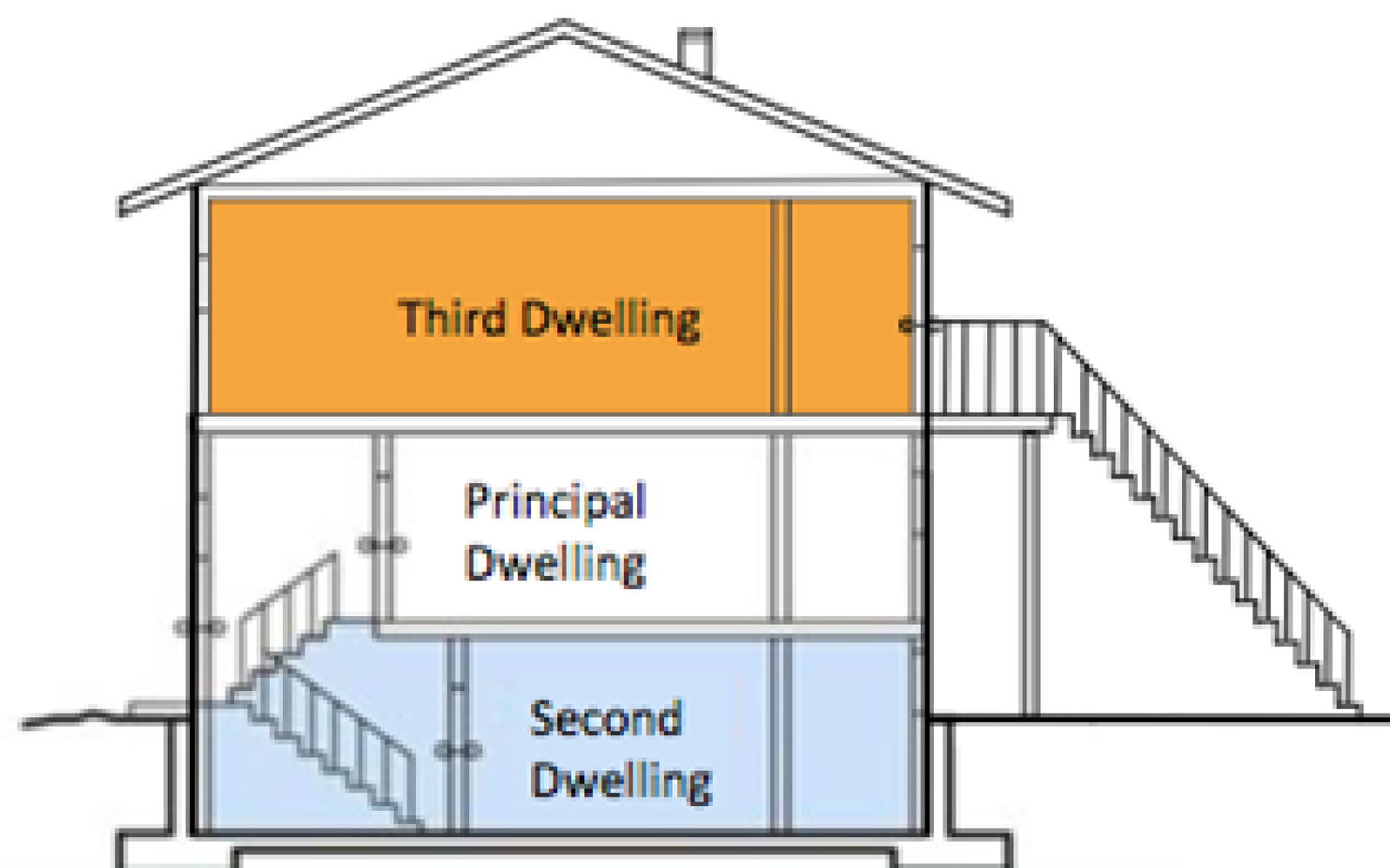
Graphic from Town of Innisfil

### 2 UNITS IN PRIMARY HOME + 1 ATTACHED ANCILLARY UNIT



Graphic from Town of Innisfil

### 3 UNITS IN PRIMARY DWELLING



Graphic from Town of Innisfil

## AN OPPORTUNITY TO IMPROVE

The Town presently does not have adequate Zoning By-law regulations to reflect the **Bill 23** changes. The purpose of this project is to craft Zoning Regulations that conform to **Bill 23** and reflect the desires of the community.

The Town would like to **reduce the red-tape** required to build an ARU, but also make sure the new regulations are **not out of place for Stouffville**. That's why we want to hear from you about what YOU want the new regulations to look like.

**NOTE:** The only fully serviced settlement area is the *Stouffville Secondary Plan Area*. Also as part of this project Staff will examine what opportunities and constraints may exist outside the Stouffville Secondary Plan Area.

## HOW DO YOU FEEL ABOUT ADDITIONAL RESIDENTIAL UNITS IN STOUFFVILLE?

# WHAT IS AN ADDITIONAL RESIDENTIAL UNIT?

## FAMILIAR AND NEW

Since the passing of **Bill 23**, **Additional Residential Units** have been discussed more and more across the Province. Stouffville is calling them **Additional Residential Units** or **ARUs** for short, but you may have heard them be called any of the following:

- Second Suites
- Additional Dwelling Units (ADUs)
- Accessory Apartments
- Garden Suites
- Laneway Suites
- Basement Apartments
- In-law Suites

Many Cities and Town's across North America are starting to encourage **ARUs** as a way of **gentle intensification**.

## WHAT DEFINES AN ARU?

**ARUs** are self-contained residential dwelling units, with their own **cooking facility, sanitary facility and sleeping area**. They can be located within an existing home or be built independently on the same lot.

## TWO TYPES OF ARU

For the purpose of this study, Stouffville will be using Ancillary and Integrated to describe the two main types of ARU.

**Ancillary ARU:** A unit that is detached completely from the primary dwelling (ex: Garden Suite)

**Integrated ARU:** A unit that is within the structure of the primary dwelling (ex: Basement Apartment)



*Example of a Laneway ARU in Vancouver*  
Image from LaneFab



*Example of Detached ARU in Vancouver*  
Image from Rohe Homes Ltd.



*Example of Detached ARU in Portland*  
Image from Fred Joe PhotoHomes Ltd.

**WHAT QUESTIONS DO YOU HAVE ABOUT ARU'S?**

# WHERE CAN YOU BUILD AN ARU IN STOUFFVILLE?

## ONLY ON FULLY SERVICED LOTS

Currently, **Bill 23** only granted permission for **additional residential units** on lots with **full municipal water and sewage servicing**. At the moment, this means that the Province's changes only effect properties in the *Community of Stouffville Secondary Plan*.

**Please be aware** every lot and neighbourhood is unique and some lots may have various infrastructure limitations, environmental constraints and other technical matters which may prevent construction of an ARU.

## WHAT ABOUT RURAL STOUFFVILLE?

Staff are exploring opportunities in Rural Stouffville, but are aware of a number of constraints which include but are not limited to:

- Lack of **full municipal servicing**;
- Environmental Constraints (**ARUs** cannot be built in Flood Hazards or Natural Heritage Features); and
- Restrictions from the *Province's Oak Ridges Moraine Conservation Plan* and *Greenbelt Plan*.

## PROPERTIES IN THE OAK RIDGES MORaine OR GREENBELT

Below are the different zones and their permissions for properties in the Oak Ridges Moraine (ORM) and Greenbelt Plan.

### ORM Natural Core Area and Natural Linkage Area

- **ARUs** are not permitted in any capacity.

### ORM Countryside Area

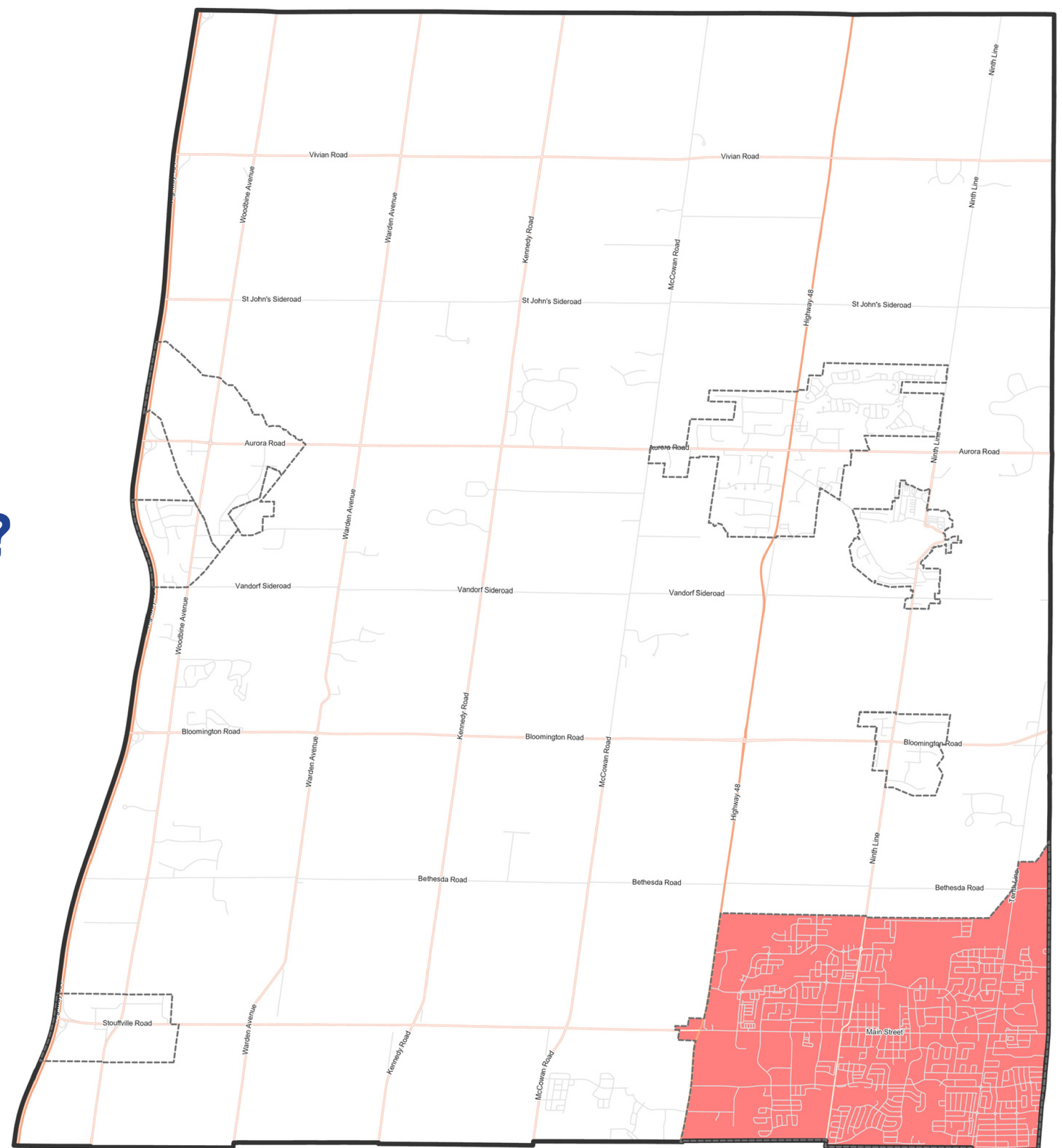
- One **ARU** may be permitted if it is located within the primary dwelling.

### Protected Countryside Area and outside the Natural Heritage System Area of Greenbelt

- One **ARU** is permitted within existing accessory structures or within the primary dwelling.

## WHERE CAN YOU CREATE AN ADDITIONAL RESIDENTIAL UNIT?

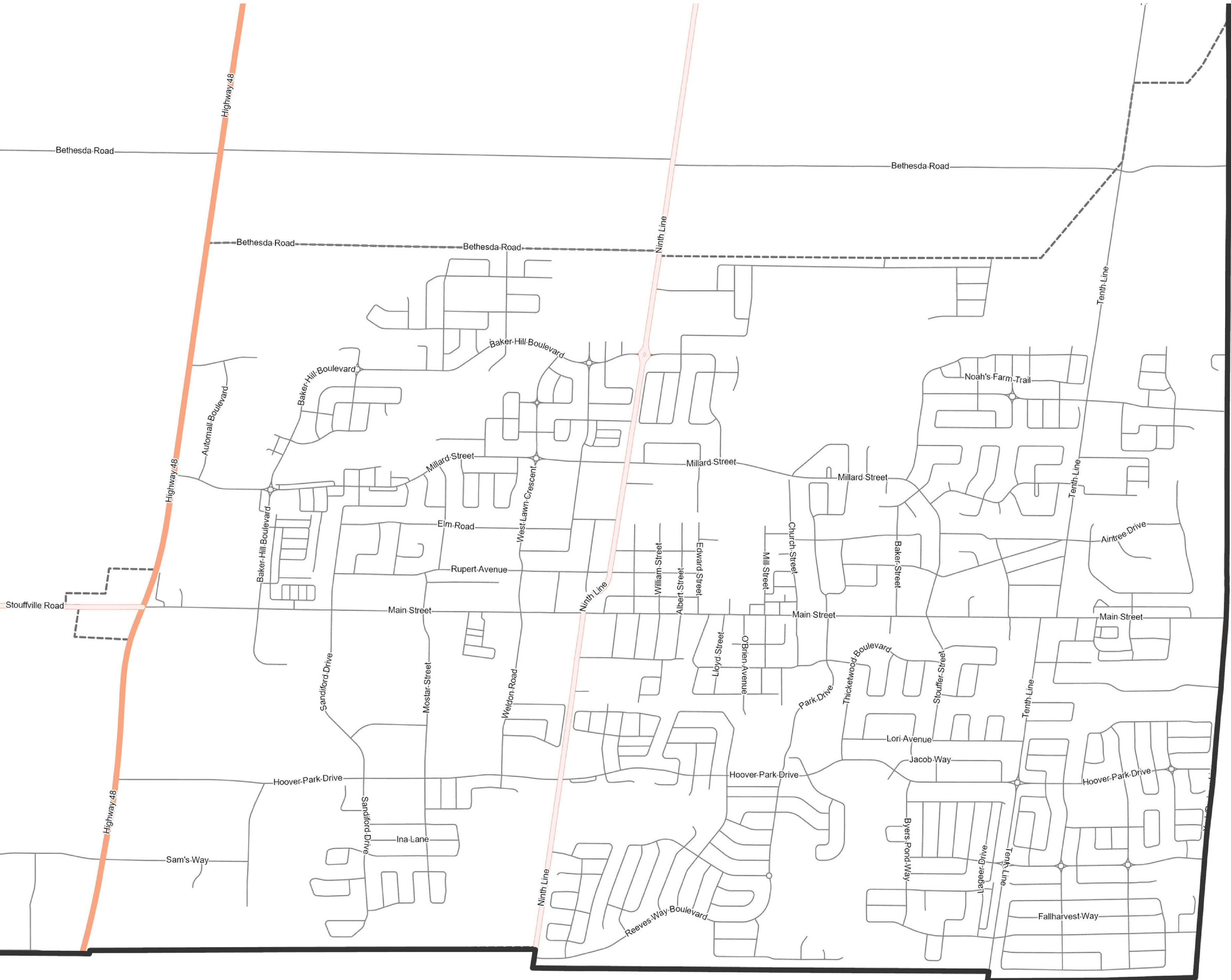
Highlighted in **Red** are the areas where **ARUs** are permitted as of the changes made in **Bill 23**.



## WHAT QUESTIONS DO YOU HAVE ABOUT WHERE ARU'S ARE PERMITTED?

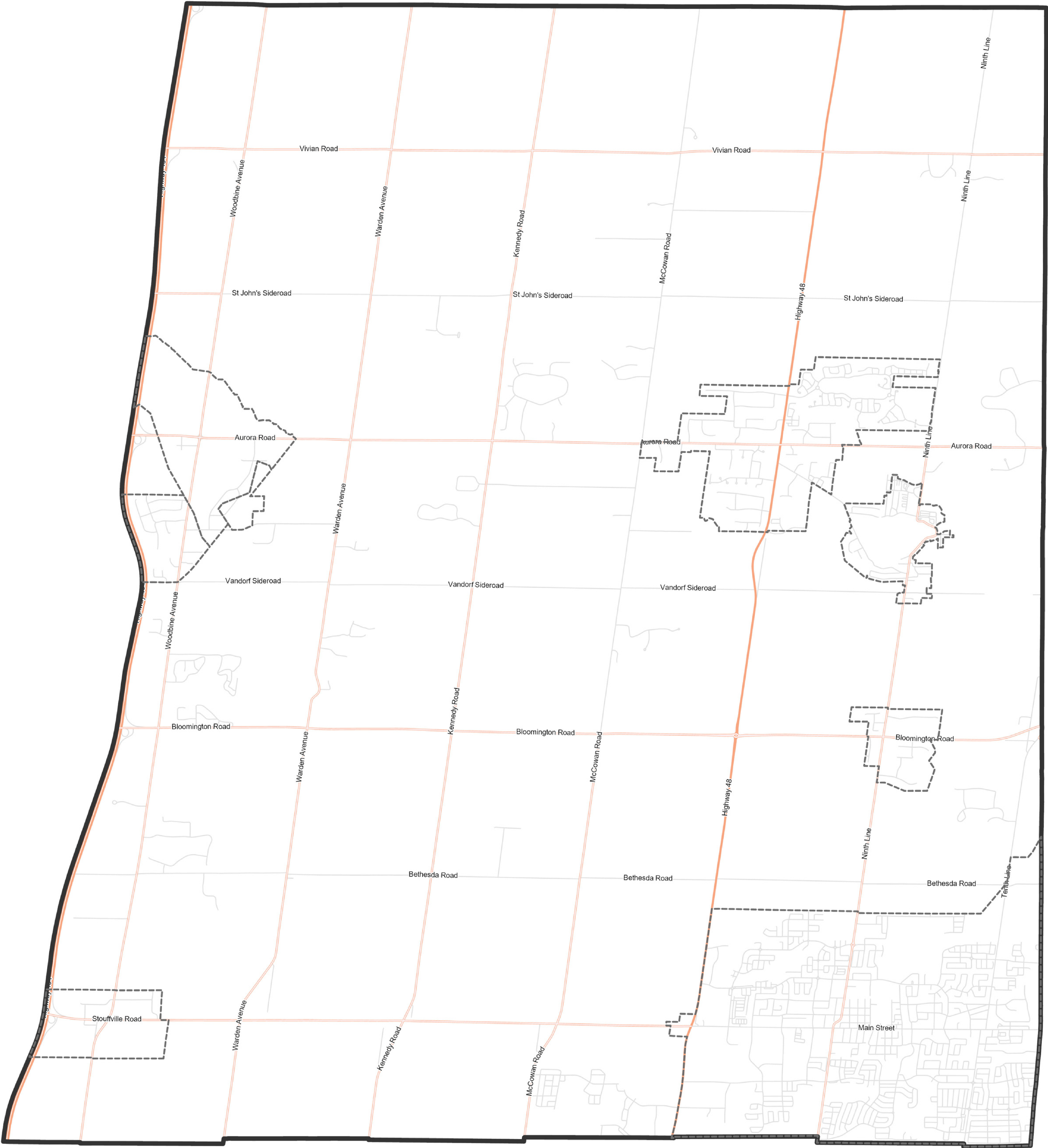
# MAP OF STOUFFVILLE

WE WOULD LOVE IF YOU SHARED WHERE YOU WANT TO BUILD AN ARU BELOW BY PLACING A PIN ON THE MAP!



# MAP OF STOUFFVILLE

WE WOULD LOVE IF YOU SHARED WHERE YOU WANT TO BUILD AN ARU BELOW BY PLACING A PIN ON THE MAP!



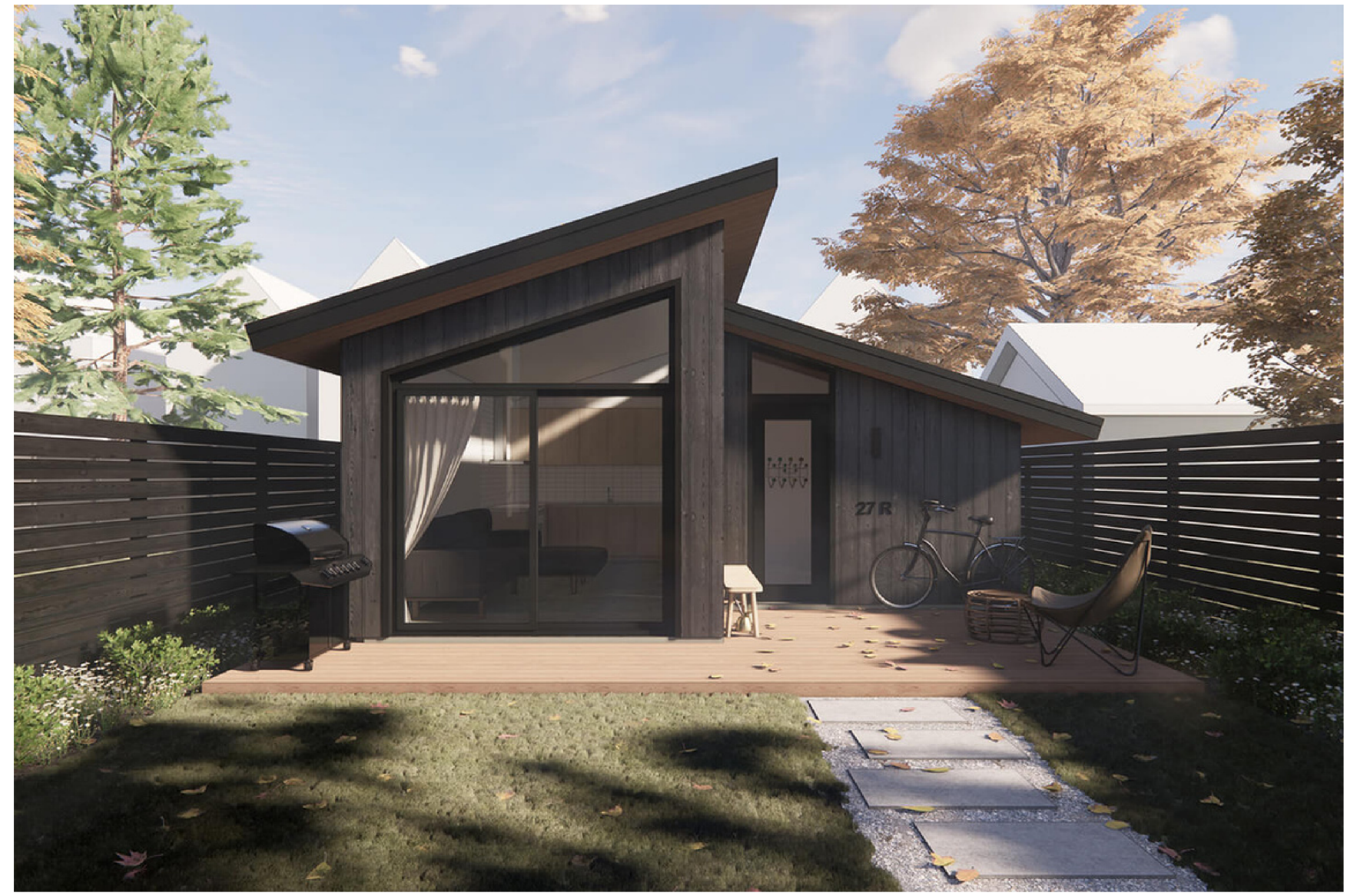
# ANCILLARY ARU EXAMPLES

An **Ancillary ARU** is a livable unit that is fully detached from the primary home. As per Provincial policy, there can only be one **Ancillary ARU** on a lot. In Ontario, ancillary **ARUs** are typically only permitted in the rear and side yards.

The following are examples of various styles of **Ancillary ARUs** found online.



*Image from Wholesale Housing Inc. Stouffville*



*Image from Lanescape Architecture and Construction*



*Image from Montgomery County*



*Image from Avava Dwellings*



*Image from Weston Village Homes*

**WHAT ARE YOUR THOUGHTS  
ON EXAMPLES SHOWN ABOVE?**

# SETBACKS FOR ANCILLARY ARU'S

## WHAT IS A SETBACK?

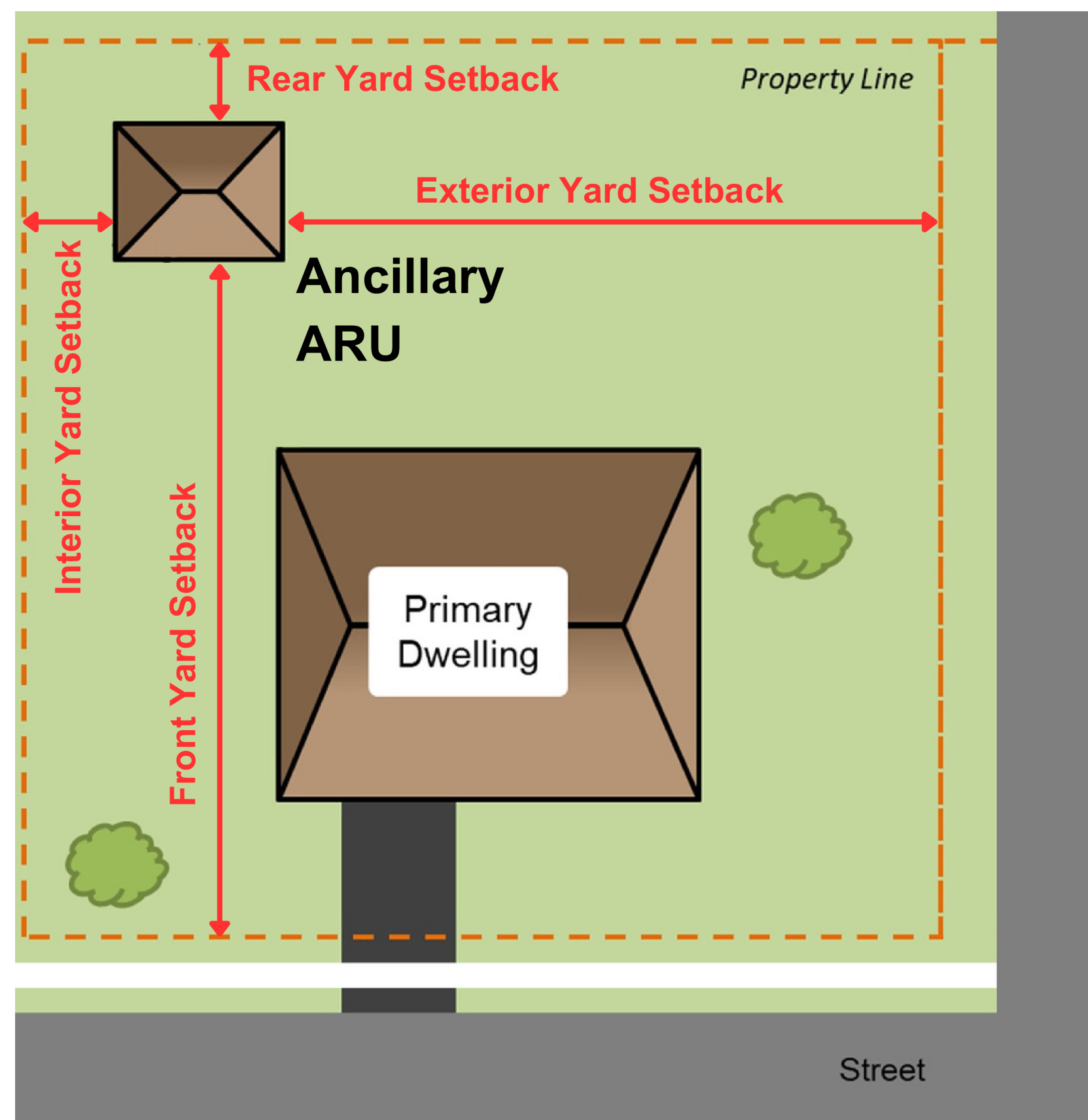
**Setbacks** are a tool in the Zoning By-law that regulate the **minimum or maximum distance** a building or structure can be from the **property line**.

## ITEMS TO CONSIDER FOR ARU'S

- Lots with smaller yards
- Separation between Ancillary Unit and Primary Dwelling
- Separation between property lines and Ancillary Units
- Permissions in Front Yards
- Size of the ARU
- Applicability to all lots

## STAFF RECOMMEND THE FOLLOWING CHANGES

	Lots with Area of 2,000sq.m or less	Lots with an area of 2,000sq.m or more
<b>Front Yard Setback Minimum</b>	Not Permitted	10.0 - 12.0m
<b>Exterior Side Yard Setback Minimum</b>	3.0 - 4.5m	4.5 - 12.0m
<b>Interior Side Yard Setback Minimum</b>	1.2 - 1.5m	3.5 - 6.0m
<b>Rear Yard Setback Minimum</b>	1.2m	6.0m



**WHAT IS AN APPROPRIATE SETBACK FOR ANCILLARY ARU'S IN THE REAR OR SIDE YARDS?**

**SHOULD STOUFFVILLE PERMIT AN ARU IN FRONT OR EXTERIOR YARDS ON CERTAIN LOTS?**

# MAXIMUM HEIGHT FOR ANCILLARY ARU'S

The Zoning By-law regulations can set the maximum height of a building or structure on a property in all or a specific zone. **Ancillary ARUs** can have their **height** regulated separate to the primary dwelling's. The **average height** for a single-storey building is 3 metres.



*Example of 2-Storey Ancillary ARU.  
Image from Pinterest*



*Example of an Ancillary ARU  
with a partial second floor.  
Image from iStock Photo*



*Example of a 1-storey ARU.  
Image from ZeroSquared*

## HEIGHT CONSIDERATIONS

- Lot size
- Proximity to Neighbours
- Shadowing
- Setbacks
- ARU functionality

## DRAFT PROVISIONS FOR HEIGHT

- 4.5 metres in height is being considered.

**SHOULD THE TOWN PERMIT FULL OR PARTIAL SECOND FLOORS FOR AN ANCILLARY ARU?**

**WHAT IS AN APPROPRIATE HEIGHT FOR AN ANCILLARY ARU IN STOUFFVILLE?**

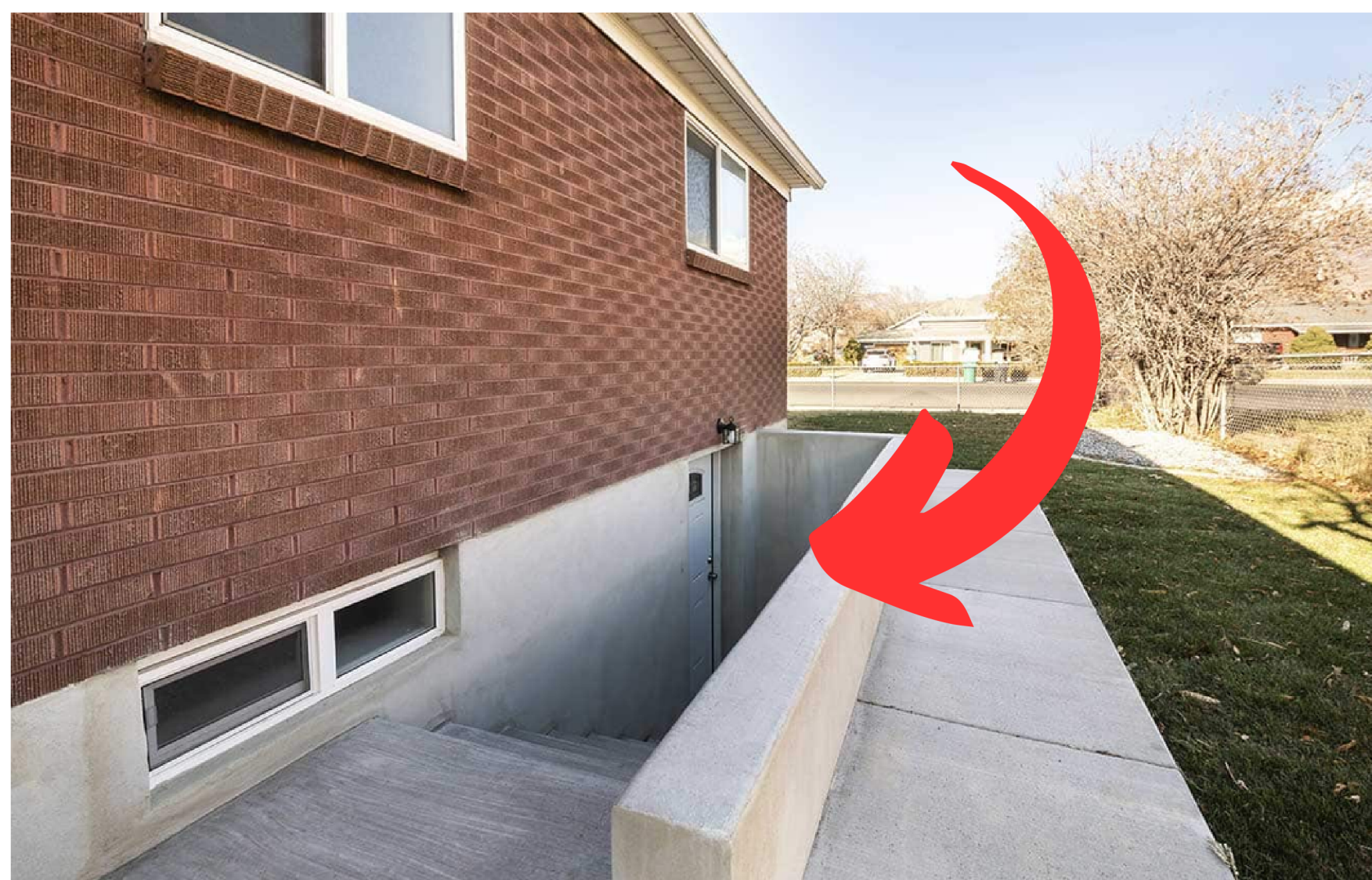
# INTEGRATED ARU EXAMPLES

An **Integrated ARU** is a livable unit that established fully within the primary home or built as an expansion to the primary dwelling. **Integrated ARUs** can operate fully independent of the primary home, and typically have a separate entrance.

**Integrated ARUs** have been commonplace in Stouffville before the recent Provincial policy changes in the form of basement apartments, duplexes, triplexes, etc.

**Integrated ARUs** include house additions, triplexes, attic conversions, basement apartments.

The following are examples of various styles of **Integrated ARUs** found online.



*Example of legal basement unit entrance*  
Image from City of Pickering



*Example of an ARU as an Addition in Vancouver*  
Image from Rohe Homes Ltd.



*ARU Addition on Existing Dwelling*  
Image from CMHC

**WHAT ARE YOUR THOUGHTS ON ADDITIONS FOR ARU'S?**

**WHAT ARE YOUR THOUGHTS ON DUPLEXES, TRIPLEXES, QUADPLEXES, ETC.?**

# SETBACKS FOR INTEGRATED ARU'S

## WHAT IS A SETBACK?

**Setbacks** are a tool in the Zoning By-law that regulate the **minimum or maximum distance** a building or structure can be from the **property line**.

## ITEMS TO CONSIDER FOR INTEGRATED ARU'S

- Legal standards for walkout basements (staircases, entrances, etc.)
- Proximity of Rear and Side Yard Additions to Property Line.
- Possibility of Front and Exterior Yard Additions.
- Landscaping and Water Drainage



*Example of a new Triplex in Stouffville  
Render from Joseph N. Campitelli Architect Inc.*

**SHOULD HOME ADDITIONS FOR ARU'S HAVE TO FOLLOW EXISTING SETBACKS? HOW CLOSE TO THE REAR LOT LINE IS APPROPRIATE?**

**SHOULD REAR YARD ADDITIONS BE UP TO 2-STOREYS IN HEIGHT?**

# MAXIMUM HEIGHT FOR INTEGRATED ARU'S

The Zoning By-law regulations can set the **maximum height** of a building or structure on a property in all or a specific zone. While **Integrated ARUs** are backyard extensions or basement apartments, they can also be in the form of second- or third-storey additions.

## THINGS TO CONSIDER FOR HEIGHT

- Typical height permission in Town is currently 10 metres.
- Small lots may not have room for Ancillary ARUs.
- Many lots in Town have reached their limit for setbacks or lot coverage.
- Shadowing
- Privacy



*Example of a Third-Storey Addition in Vancouver  
Image from Kerr Design Build*

**SHOULD AN INCREASED HEIGHT BE PERMITTED AS AN INCENTIVE FOR INTEGRATED ARU'S?**

**COULD 11-13 METRES IN HEIGHT BE APPROPRIATE IN STOUFFVILLE? WHAT DO YOU THINK AN APPROPRIATE HEIGHT IS?**

# LOT COVERAGE AND GROSS FLOOR AREA

## WHAT IS LOT COVERAGE AND GROSS FLOOR AREA?

Lot Coverage and Gross Floor Area (GFA) are both Zoning tools that can regulate the scale of an ARU on a lot. Lot coverage is the percentage a structure takes up on a lot, whereas the GFA is a measure of floor space on a lot.

## CONSIDERATIONS FOR CHANGES

- Many lots in Urban Stouffville are at their maximum Lot Coverage limit already.
- Lot Coverage can already be limited by the setbacks and height provisions.
- Desired demographics for ARUs.
- Ensuring

## DRAFT ANCILLARY ARU PROVISIONS

- The GFA shall be determined by the lesser of the following regulations:
  - A maximum GFA of 100 square metres.
  - No more than 65% the GFA of the primary residential building.
  - Maximum lot coverage of all buildings will be that of the current zone, if none is listed, 35%.

## DRAFT INTEGRATED ARU PROVISIONS

- Maximum lot coverage of all buildings will be that of the current zone, if none is listed, 35%.

SHOULD EXCEPTIONS TO LOT COVERAGE BE PERMITTED IF EXISTING LOTS ARE AT THEIR LIMIT?

SHOULD A LANDSCAPE PERCENTAGE BE PAIRED WITH ARU'S?

# PARKING FOR ADDITIONAL RESIDENTIAL UNITS

## PROVINCIAL REQUIREMENTS

- Province restricts the Town from requiring more than 1 parking space per ARU.

## DRAFT ARU PARKING PROVISIONS

- One (1) parking space is required for each ARU in addition to the base parking space requirement for the Primary Residential Building (2 parking spaces are required for detached dwellings, semi-detached dwellings, and townhouse dwellings).

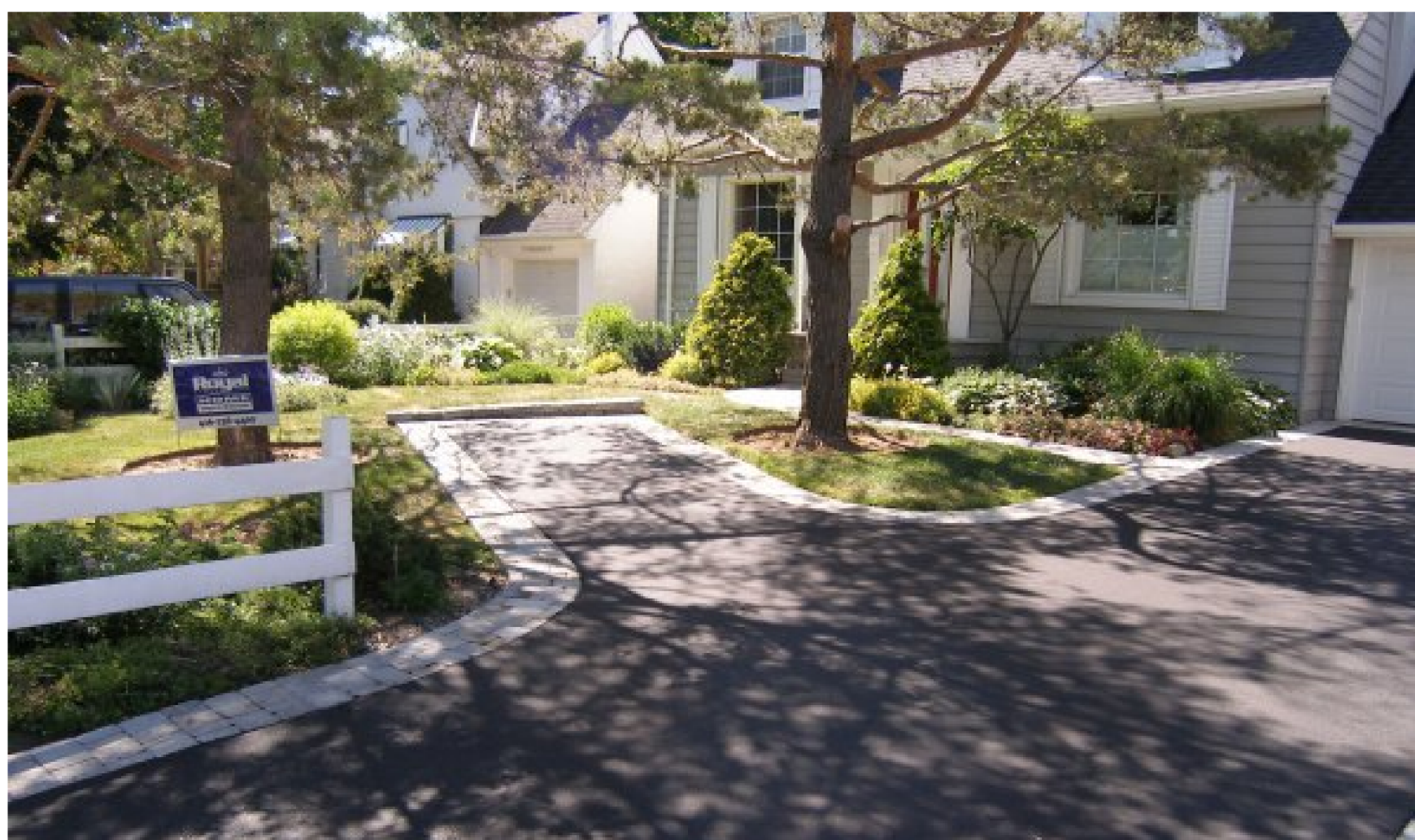
## PARKING CONSIDERATIONS

- Front yard landscaping and green space.
- Small lots without room for additional vehicles.
- Proximity or availability of transit.
- Setbacks for driveways.
- Availability of Street Parking.



*Example of a Driveway Expansion*

*Image from Pavage S.V. Mormina*



*Example of a Parking Pad*

*Image from Royal Home Improvements*

**SHOULD PARKING REQUIREMENTS BE REDUCED IF CLOSE TO TRANSIT OR DOWNTOWN?**

**SHOULD DRIVEWAY EXPANSIONS BE PERMITTED FOR ARU'S?**

**SHOULD THE TOWN PERMIT FRONT YARD PARKING PADS?**

**SHOULD A MINIMUM SOFT LANDSCAPE PERCENTAGE BE REQUIRED IN THE FRONT YARD?**

# OTHER REGULATIONS BEING CONSIDERED FOR ARU'S

## **BALCONIES, ROOFTOP PATIOS AND ATTACHED DECK**

To maintain privacy staff are suggesting that balconies or rooftop patios are not permitted on Ancillary ARUs and that at grade decks attached to Ancillary ARUs shall be oriented towards the Primary Residential Building on the lot.

## **PRIVACY FENCING**

To maintain privacy and reduce sound travel staff are suggesting that Ancillary ARUs less than 9.0m from a property line have a board privacy fence.

## **SAFE ACCESS**

To ensure safe access for owners and emergency services staff are suggesting a 1.2m unobstructed path of travel be maintained.

## **HOME OCCUPATIONS**

Should renters of ARUs be permitted to have home-based businesses?

## **LANDSCAPE PERCENTAGE**

Should the Town implement a landscape percentage to protect green space, character and ensure space for stormwater drainage and snow melt.

## **OTHER ARU FORMS**

Staff are exploring special regulations for other ARU forms such as laneway houses and above garages. Are there any other forms staff should look at?

**WHAT DO YOU THINK OF THESE REGULATIONS? ARE THERE OTHERS WE SHOULD CONSIDER?**

# SHARE YOUR QUESTIONS COMMENTS AND THOUGHTS

# NEXT STEPS AND PARTICIPATION

## NEXT STEPS

- Following the **Open House** will take feedback from the community, internal departments, survey municipalities and industry experts to further refine proposed zoning regulations.
- Towards early **Q2 2024** host a **Statutory Public Meeting** to formally introduce a draft Zoning By-law Amendment to implement the ARUs.
- Based on community feedback and Council direction Staff may hold an additional **Open House**.
- End of **Q2 2024** Staff will bring forward a **Recommendation Report** for Council consideration.

## HOW DO I CONTINUE TO PARTICIPATE AND GET PROJECT UPDATES?

- **Stay up to date by:**
  - **JOIN THE INTERESTED PARTY LIST:** Share your email address on the sign-in sheet at the entrance
  - **WEBSITE:** See updates on the project website at <https://www.cometogetherws.ca/aru> .
  - **EMAIL:** Email the project lead, Senior Planner Brandon Slopack at [brandon.slopack@townofws.ca](mailto:brandon.slopack@townofws.ca)
- **Participate:**
  - **TALK TO THE PROJECT TEAM TODAY!** The project team is here to take your comments and answer your questions.
  - **TAKE PART IN THE ONLINE SURVEY:** In mid-March an online survey will go live seeking feedback from the community. Staff encourage joining the interested party list to receive notification.
  - **SHARE COMMENTS:** Please email comments to Senior Planner Brandon Slopack at [brandon.slopack@townofws.ca](mailto:brandon.slopack@townofws.ca)