

Basement conversion to 2 Additional Residential Units

# City-initiated Amendments to Official Plan, 2020 and Zoning By-law 2020 regarding Additional Residential Units PL-53-23

Community Planning, Regulation and Mobility  
Committee

September 12, 2023

# BACKGROUND

## BILL 108

- Expanded ARU requirements
- Limited appeal rights

June  
2019

## BURLINGTON OFFICIAL PLAN, 2020

- ARU policies in compliance with Bill 108 and in effect

Nov.  
2020

## BILL 23

- Up to 2 ARUs permitted per parcel of urban residential land
- Restrictions on minimum unit sizes and parking

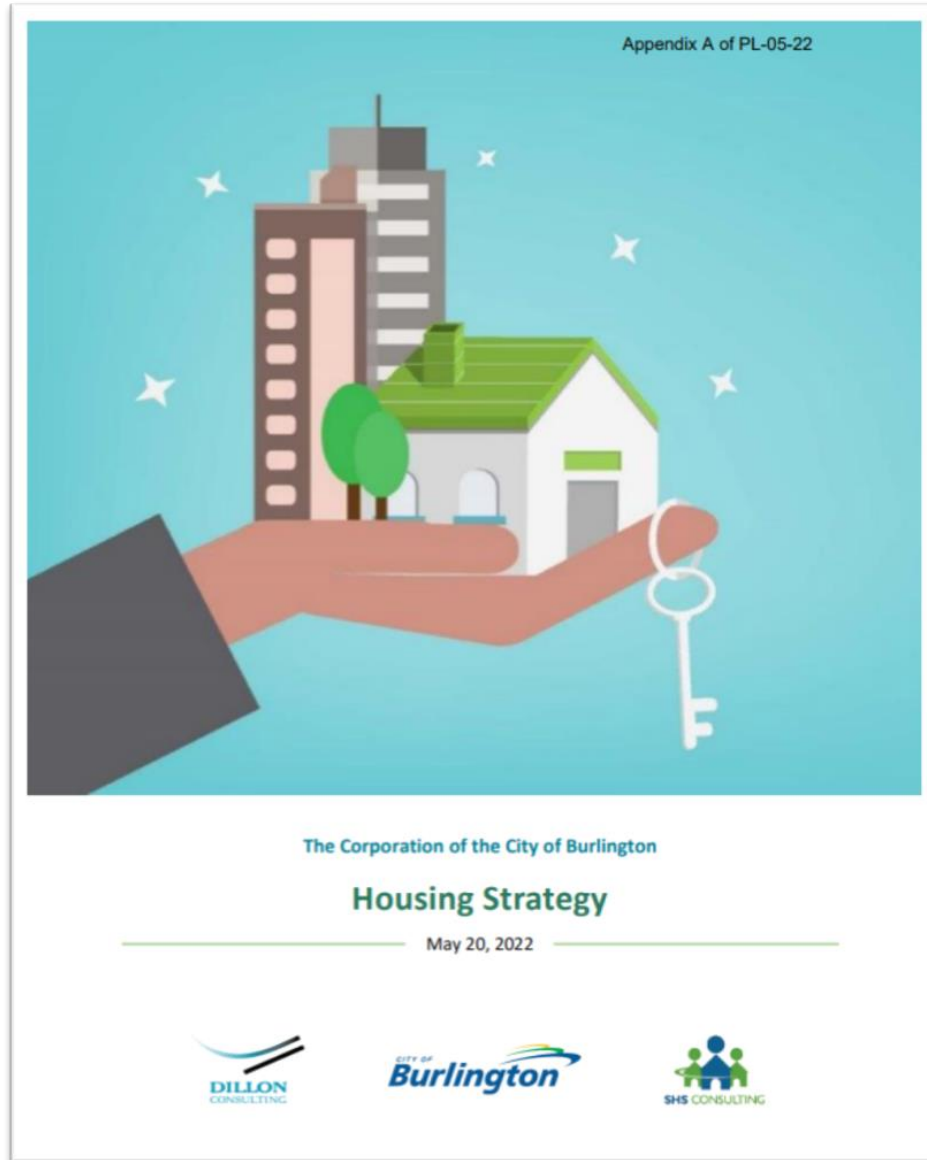
Nov.  
2022

## BILL 97

- 1 parking space per unit limit only applies to ARUs, not the primary unit

June  
2023

# BURLINGTON HOUSING STRATEGY



## Objective 1

Support a Healthy Rental Housing Stock

## Action 11

Encourage Additional Residential Units

# OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT

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## **Broadening the permissions for ARUs to ensure compliance with the *Planning Act***

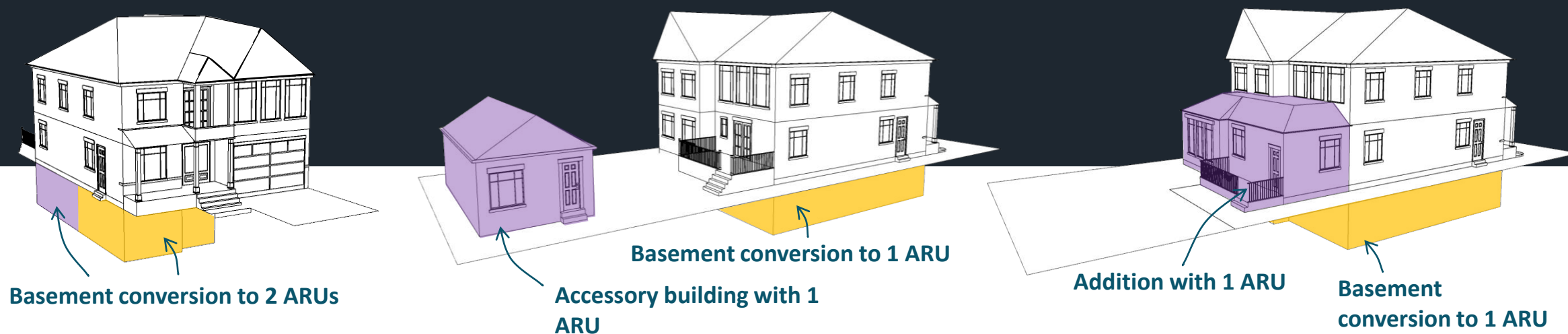
- Up to two ARUs per parcel of urban residential land (3 units total) where one detached, semi-detached, street townhouse, or townhouse is permitted

**Limited appeal rights**

**Existing performance standards apply**

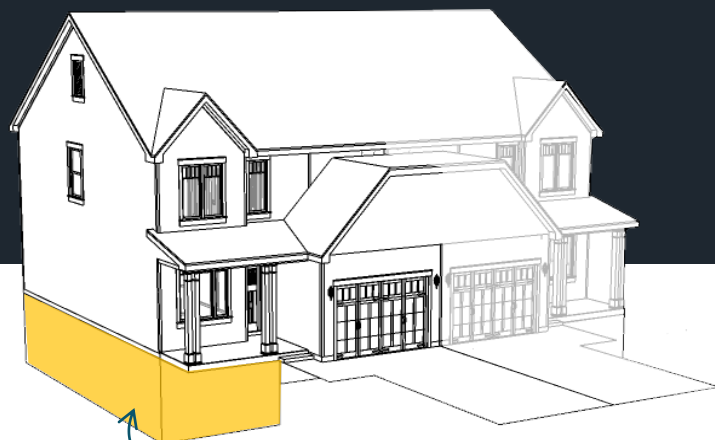
## ADDITIONAL RESIDENTIAL UNITS EXAMPLE CONFIGURATIONS

### DETACHED DWELLING



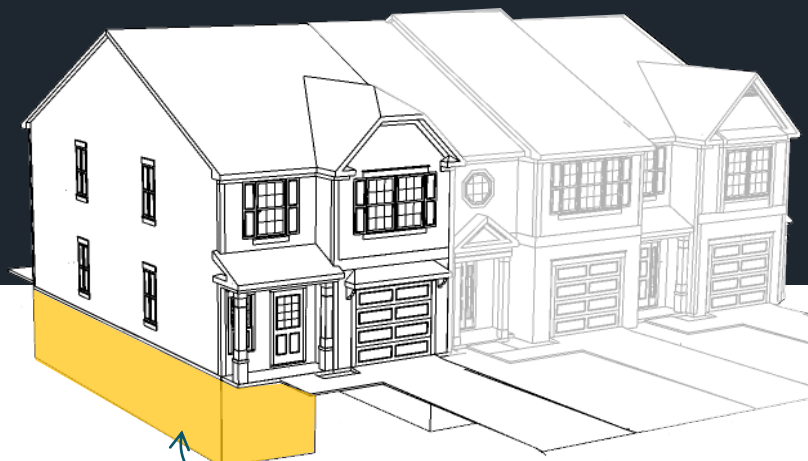
## ADDITIONAL RESIDENTIAL UNITS EXAMPLE CONFIGURATIONS

### SEMI-DETACHED DWELLING



Basement conversion to 1 ARU

### STREET TOWNHOUSE/ TOWNHOUSE



Basement conversion to 1 ARU

## NEXT STEPS

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### **New Zoning By-law Project**

Explore permitting ARUs  
beyond the current zoning  
standards

### **Update Zoning Checklists for Low Density Residential Properties**

