



ADDITIONAL RESIDENTIAL UNITS

OVERVIEW

INTRODUCTION

In order to increase housing affordability, with *Ontario's Housing Supply Action Plan (Bill 23)*, allows home owners the option to add Additional residential units (ARU) to their home.

Minimum requirements to be aware of when it comes to planning for one of these self-contained units; include minimum required spaces: kitchen, one full bathroom, one sleeping area, and laundry facilities. These layouts can range in size from studio units to multiple bedroom units.

It is important to meet required Zoning By-Law and Ontario Building Code (OBC) requirements which can impact the design. Units will need to be completely fire separated from the primary unit of the building located in an accessory structure on the property.

Servicing (water, hydro, sanitary) will need to be approved prior to applying for the building permit. Minimum room sizes within the OBC will need to be met.

For more information see [Additional Residential Units](#) for ARUs within the main dwelling, and [Detached Additional Residential Units](#) for ARUs within accessory structures.

BENEFITS

Aiding the housing capacity and affordability of Ontario, ARUs are a great opportunity for property owners.

- Rental Income - this can help offset mortgage costs by dividing up your home into self contained units.
- Age In Place - A home with a secondary suite can evolve with you, allowing you to stay in your home as you age. Seniors may find the smaller unit more manageable. You may also choose to share your home with relatives. This can allow you to live independently while still having family close by.
- Add Resale Value - ARUs may increase the value of your property. Residentially zoned properties are permitted up to two ARUs per property.



Checklist To Get You Started

Zoning Requirements and Applicable Law

- Is your property zoned as R1, R2, R3, or EC?
- Does your property have the room to accommodate an additional parking space?
- Will your driveway need to be increased to accommodate more parking space(s)? if so, an encroachment permit may be required.
- How will services be provided (water, hydro, sanitary)?
- Municipal addressing will need to be provided for the new unit(s)
- Is your proposed ARU located in an existing/new accessory structure? See *Detached Additional Residential Units Handout*

Design Considerations (Consult with a qualified designer a comprehensive list)

- What will the proposed square footage and layout be?
- Do you have enough windows to offer minimum natural light and ventilation requirements?
- Is an egress window required? Will windows need to be modified or added to meet code?
- Will you need to add a new exterior primary entrance or renovate an interior location?
- What are your minimum fire separation and exiting requirements?
- Are the smoke alarms / CO detectors in the correct locations?
- Will you be adding / modifying plumbing and HVAC?
- Is a grading plan required based on the size of the addition?
- Are any overhead wires located in an area where an addition is proposed that may need to be moved?

Funding Considerations

- Research homeowner grants from the provincial and federal governments to improve your properties efficiency and reduce your carbon footprint.
- Consult financial professionals for trustworthy advice on the project.
- Research landlord legislation and what regulates the use of the ARU legally, Certain organizations offer assistance in finding approved renters who are in need.
- Compare designer/contractor pricing in hand with trust worthy reviews. This step is the most important!

Do Your Research

