



Additional Residential Unit Community Improvement Plan (ARU CIP) Statutory Public Meeting

September 10, 2024

Laura Dewar

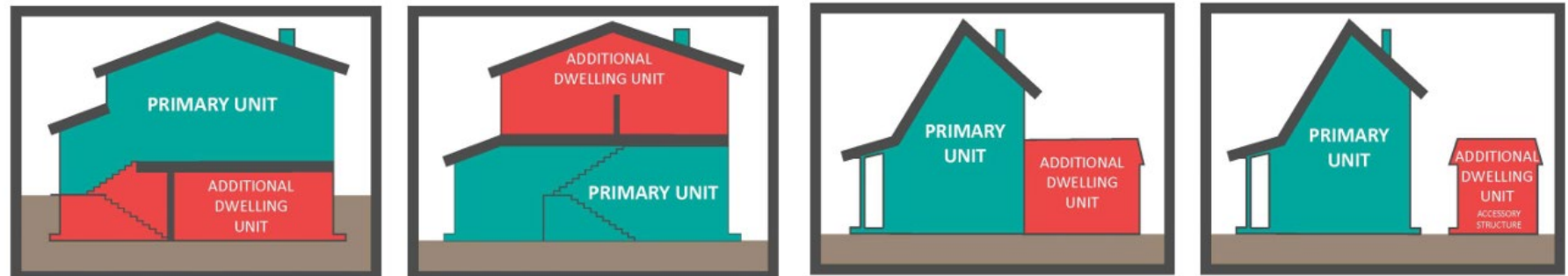


What is an **Additional Residential Unit (ARU)**?

By-law 23-077: *A self-contained residential dwelling unit, with its own cooking facility, sanitary facility and sleeping area, that either forms part of and is attached to the principal dwelling or is located within a detached building on the same lot as the principal dwelling.*

Permitted **anywhere in Cambridge, on an individual lot containing a single, semi or townhouse dwelling**

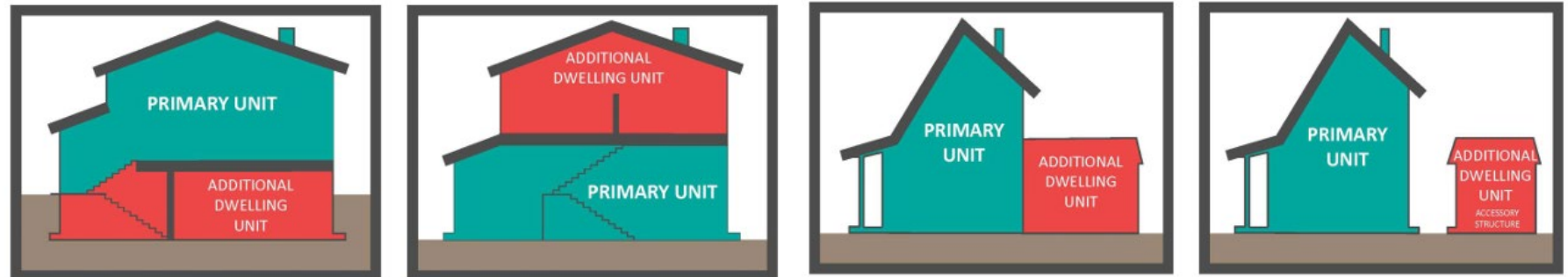
- Maximum 2 ARUs on a lot (plus the primary unit = 3 units total)
- Maximum 1 ARU within detached accessory structure on the lot



What is a **Community Improvement Plan (CIP)**?

A **Community Improvement Plan (CIP)** is a required document under the Municipal Act and the Planning Act when a municipality wishes to provide funding to property owners to improve lands or buildings within the community.

Establishes the maximum amount of the funding distributed, terms around eligibility for receiving funding, and the area within which the CIP applies (by by-law). Public Consultation is required, including a Statutory Public Meeting, and City Council must approve the CIP.



What is a **Community Improvement Plan (CIP)**?

City of Cambridge Official Plan Policy 10.15.1 outlines the reasons that a CIP may be created. The reasons related to this CIP include:

- “to improve the quality of the housing stock” – the CIP encourages those creating an ARU to do so legally, with a building permit, which guarantees the quality of the ARU; and
- “to promote intensification opportunities” – ARUs are a form of gentle intensification, which is permitted as of right. This housing form encourages investment in the stability of lower density neighbourhoods and residents to remain in their neighbourhoods longer.

Why have an ARU CIP?

Recognize ARUs as a significant contributor to housing growth

- ❑ 2023 ARUs accounted for 21% of Building Permits for New Dwelling Units (250 total)
- ❑ 2024 - On Track for Similar High Growth

Incentivizing the creation of legal ARUs with this CIP can:

- ❑ Achieve Targets for Funding Programs (Building Faster Fund & Housing Accelerator Fund)
- ❑ Create more legal Additional Residential Units
- ❑ Add Rental Housing Stock
- ❑ Make homeownership more affordable - rental income generated by the ARU offsets the associated costs of maintenance, taxes and financing
- ❑ Enable multi-generational living and aging in place
- ❑ Achieve Gentle intensification in existing neighbourhoods, using existing municipal infrastructure.

About the Program

What: Up to \$10,000 awarded to a Property Owner that has constructed an ARU with a building permit.

Costs that can be recovered through the program include:

- Upgrading of sanitary building sewer and/or water service pipe;*
- Building Permit drawings prepared by a qualified designer;*
- Hard Construction Costs; and*
- Labour Costs*

Funding: Source is Housing Accelerator Fund.

Allocated \$1.5 million of the total \$13.3 City qualifies for over a 4-year period towards the ARU CIP.

About the Program

Where: Anywhere in the City where an ARU is permitted.

When: Anticipated Start Date of Program November 1, 2024 – completed once HAF funds used. If Council wants to continue the program with another funding source, an amendment to the CIP would be required.

How: Property Owner submits Application to Planning Department. Applications evaluated in the sequence they are received. If deemed eligible, a notice of award is sent by the City's Chief Planner. Funding is awarded as it is available from HAF.

About the Program

Eligibility Criteria:

1. The Application Form is completed and signed by the Owner of the Property containing the ARU.
2. The property containing the ARU is within the City of Cambridge.
3. At the time of application, an ARU has been constructed on the property with a building permit, occupancy has been granted and the permit has been closed by the inspector.
4. The building permit application for the ARU was submitted to the City of Cambridge no earlier than September 1, 2024.

About the Program

Eligibility Criteria:

5. A copy of all paid invoices/receipts for any of the works listed below related directly to the construction of the ARU is provided with the Application:
 - Upgrading of sanitary building sewer and/or water service pipe;*
 - Building Permit drawings prepared by a qualified designer;*
 - Hard Construction Costs; and*
 - Labour Costs*
6. There are no outstanding taxes on the property.
7. There are no outstanding charges or orders issued by the City of Cambridge for the property.
8. There are no construction liens on the property.

Next Steps

- September - Consider all feedback received. Finalize Staff Recommendation Report and Community Improvement Plan
- October 8, 2024 – Council Meeting and Decision
 - If Approved, Appeal Period Commences
- November 1, 2024 - CIP in effect, Program launches (if no appeals). HAF Project #3 Complete.
- January 1, 2024 – City submits Report to CMHC to qualify for/receive 2nd installment of HAF funding



Thank you

Questions?

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