



September 26, 2024

To Whom it May Concern,

RE: Proposed amendment to Ontario Regulation 299/19 ADDITIONAL RESIDENTIAL UNITS, made under the Planning Act

As an Ontario-based builder committed to increasing housing through infill development, Assembly is pleased to see the proposed amendment to the Planning Act, which would help standardize Additional Residential Units (ARU) zoning province-wide.

ARUs are a significant driver of gentle density, providing Ontarians with greater choice of housing at a time when it is desperately needed. ARUs are often used for multigenerational living, allowing seniors to age-in-place or enabling young Ontarians an opportunity to avoid prohibitively expensive mortgages or rent. They can also be utilized to generate an additional income stream for families who own their home. Each of these uses ultimately results in more housing options for those who need them.

The proposed amendments are a significant improvement, when compared to the current zoning regulations. Currently, municipalities control their zoning regulations, resulting in requirements that vary widely from one municipality to the next. Under these regulations, each ARU must be designed to comply with varying sets of municipal standards, resulting in bespoke, custom projects. By standardizing zoning requirements, Assembly is able to deploy our pre-designed turnkey products province-wide. A pre-designed turnkey approach removes design costs almost completely, allowing for a more cost effective solution to the housing crisis, enabling more homeowners to afford ARUs.

While we support the current proposal, we would encourage the province to continue their work by standardizing a broader set of zoning regulations for ARUs province-wide. Side yard setbacks, height restrictions, and access requirements remain barriers to ARU construction and are significantly different in each municipality. Further standardization to include these performance standards would improve the ability to deploy off-the-shelf turnkey solutions across Ontario, delivering more housing.

We sincerely appreciate the work and proposal put forward, and eagerly await any advancements in the streamlining of the ARU zoning regulations.

Sincerely,

A handwritten signature in black ink that reads "Graham Askwith".

Graham Askwith
Manager of Development