

Additional Residential Unit (ARU) Initiative

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Program Manager



Overview

- Housing Accelerator Fund – HAF Program
- What is an ARU and Why Would You Want One?
- What is the ARU Initiative in North Greenville?
- Is an ARU Right for You?
- How Do You Apply?
- Where to Go for Information



HAF Program



**National Housing
Strategy:**
An \$82+ billion plan



**Enabling more
homes to be built
faster**



**\$5.2 million dollars
to help deliver 671
new homes in NG**



**Reducing barriers to
building**



**ARU Initiative is one
of seven initiatives**



ARUs in North Grenville



-
- Tiny homes
 - Secondary suites, “granny” flats or in-law suites, laneway houses
 - Up to 2 ARUs
 - Servicing is important
 - By-law, zoning, building code





Benefits of ARUs

- ✓ They meet a range of housing needs
- ✓ They promote intergenerational and multi-family arrangements
- ✓ They make use of existing services
- ✓ They create additional income for both cities and homeowners
- ✓ They reduce urban sprawl and foster sustainable cities

North Greenville's ARU Initiative



- The ARU Initiative offers a one-time **grant** of \$10,000 (plus applicable building permit fees) and **three shovel-ready ARU architectural designs**
- Both can be used together to help reduce some of the financial and design barriers to this kind of development on existing residential lands



One Bed



One Bed BF



Two Bed + Loft

Grant Stream

- ☐ A federal \$10,000 grant + applicable building fees that are paid to the Building Department
- ☐ No repayment required
- ☐ Funds are to be used for ARUs only and completed within one year
- ☐ No renovations or retroactive payments



Designs Stream

- ❑ The approved pre-designs are shovel-ready
- ❑ Not the only designs that can be used to create an ARU
- ❑ Property owners can submit their own designs
- ❑ Architectural designs can be obtained with or without a grant application
- ❑ Property owners can use them free of charge as the Municipality pays the licensing fee if the building permit is obtained
- ❑ Available in one-bedroom, two-bedroom, and barrier-free designs



Is an ARU Right for You?

Table: Person-Centered Affordable Rent Table for The United Counties of Leeds and Grenville,
Effective July 1, 2024 to June 30, 2025

	Bachelor	One Bedroom	Two Bedroom	Three + Bedroom
Income-Based Affordable Rent	\$910	\$1,110	\$1,330	\$1,610

Source: The United Counties of Leeds and Grenville, Community and Social Services Division

- ☐ You must own a property in North Grenville
- ☐ The property must be zoned appropriately to permit residential dwellings
- ☐ The property must be able to support an additional unit
- ☐ You must be able demonstrate financing for the ready commencement of building at the time of application
- ☐ You must demonstrate alignment with **the Best Efforts Clause for Housing Affordability**



Scoring Card

- All applications will be reviewed against a scoring rubric (available online)
- 10 grants are distributed per year



Additional Residential Unit (ARU) Eligibility Scoring Rubric

Property Address:				
Property Ownership – Do you own this property?				YES NO
(if no, application cannot move forward)				
Property Status – Is the property zoned as residential?				YES NO
(if no, application cannot move forward)				
Can this property support an additional unit:				YES NO
(if no, application cannot move forward)				
Category	Excellent 10-15 points	Adequate 5-10 points	Needs Improvement 0-5 points	Total Points Available
Project Design	Project is well-planned and a detailed description for the specific property is provided (including the	Project described but lacking in detail. Designs are forwarded but incomplete or unfinished.	Project not clearly defined. No plans are forwarded.	15

- The construction of ARUs in North Grenville requires an application and approval process, specific design plans, building permits, financing, and adherence to all zoning by-laws, building code, and health and safety requirements



Rosalie Dawson, Architect of North Grenville's



Rosalie Dawson is an accomplished architect with over 20 years of experience in sustainable residential, multi-residential, and institutional design, blending her background in interior design and architecture to create spaces that promote healing, learning, and well-being. As the owner of [Rosalie Dawson Architect Inc.](#), she leads a seasoned team of designers and technologists, leveraging long-standing collaborations to deliver thoughtful, client-centered solutions across Ontario. Known for her work with non-profits and her dedication to affordable housing, Rosalie also serves on the boards of Habitat for Humanity Huronia and Barrie Housing, has taught design at OCAD University for 14 years, and has contributed to North Grenville's ARU initiative, advancing sustainable, community-focused projects.

Working with the Architect

When you receive your drawings, you will have up to two (2) hours of discussion time with the project architect.

Discussions can take place virtually over Zoom or Teams, or by phone.



Working with the Architect

Possible topics of discussion may include:

- Your property characteristics and advice on where to site your ARU,
- Process during construction and what to expect,
- Exterior styling and finishes,
- Decks and landscaping,
- Lighting.



Additional Architectural Services

Item #1 - Interior Material Changes



Additional Architectural Services

Tier #1 Material Changes

Tier #2 Material Changes not requiring additional engineering services



Additional Architectural Services

Tier #1 Minor Material Changes

Tier #2 Material Changes not requiring additional engineering services

Tier #3 Full scope architectural assistance through to Permit Application



Connecting with Rosalie



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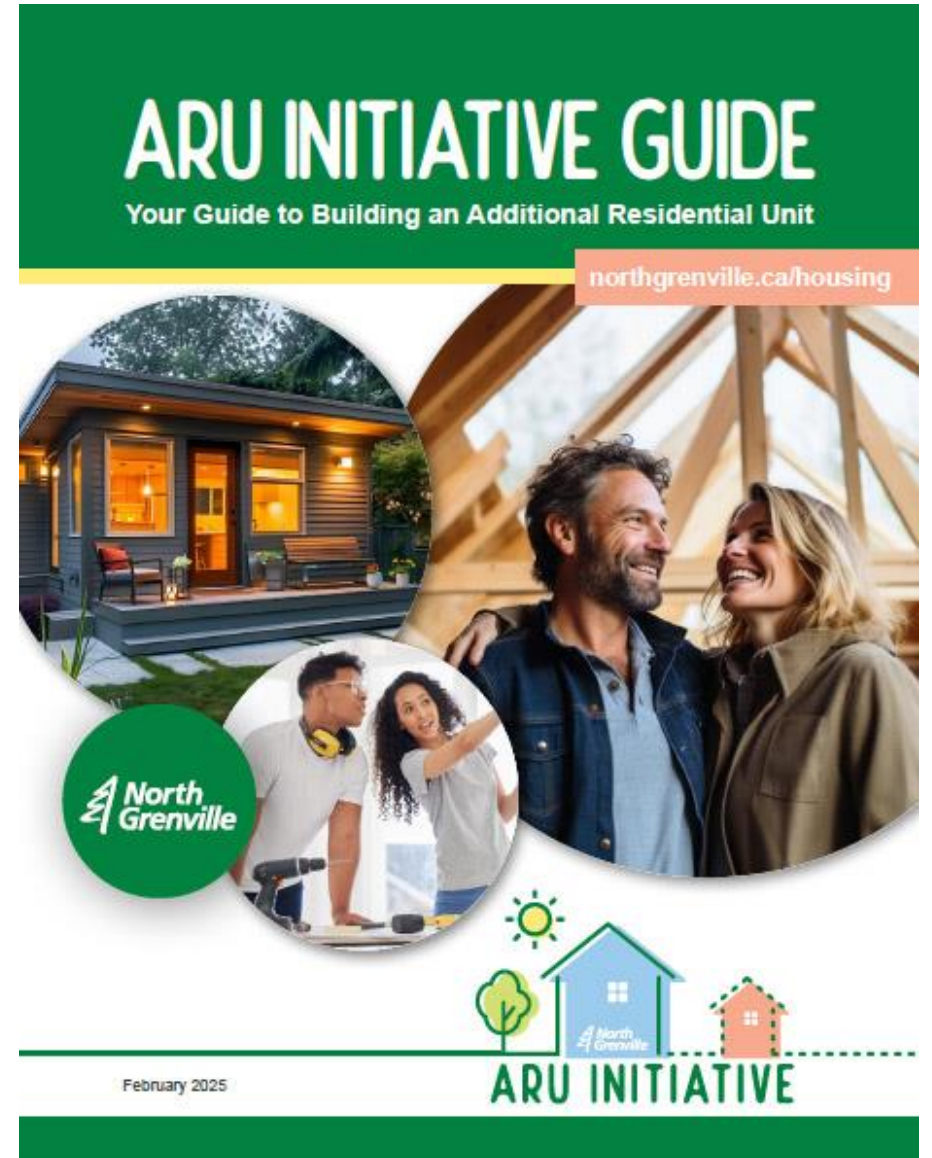
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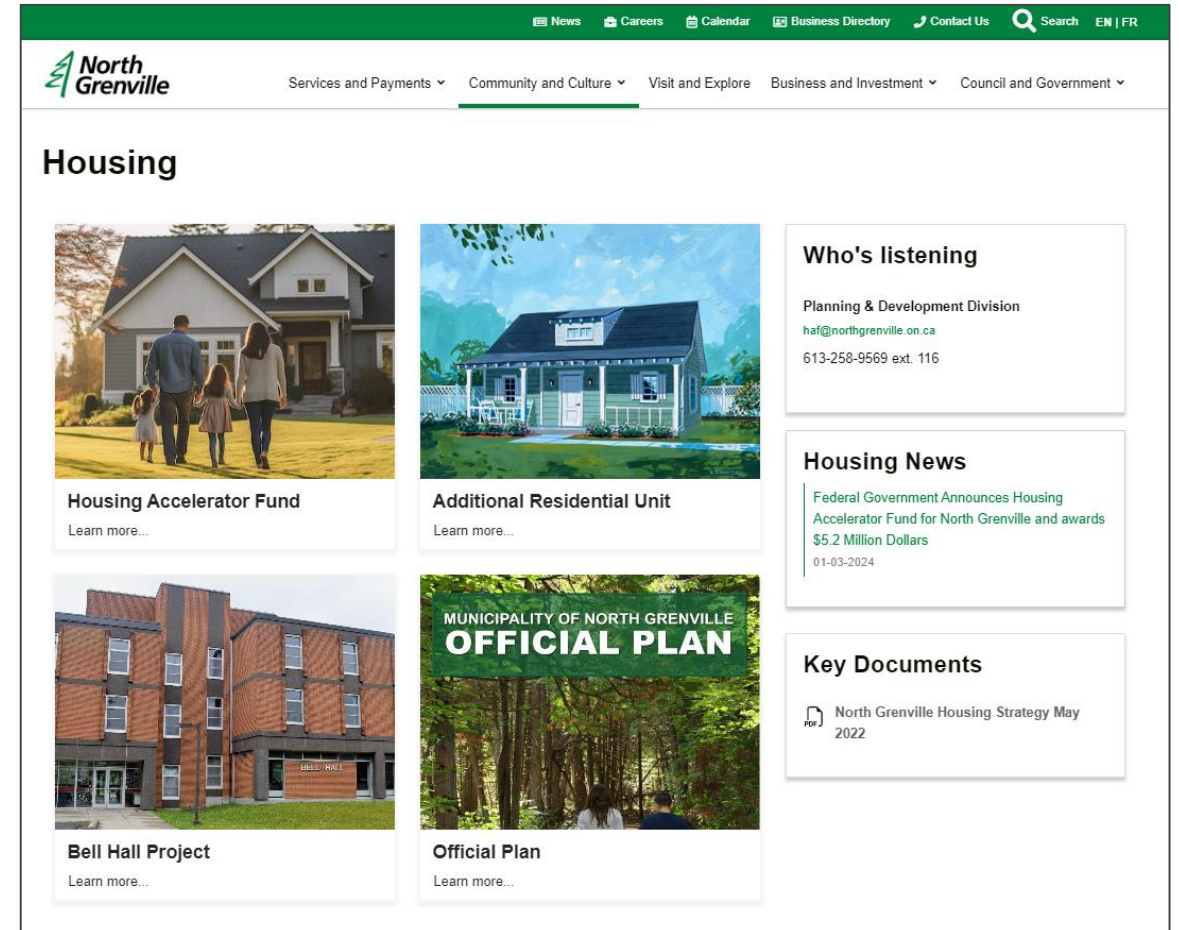


ARU Initiative Guide



More information

- www.northgrenville.ca/housing
- Contact HAF Program Manager at haf@northgrenville.on.ca or jholmes@northgrenville.on.ca
- Contact planning@northgrenville.on.ca
- Contact building@northgrenville.on.ca



The screenshot shows the North Grenville website's Housing section. The header includes the North Grenville logo and navigation links: News, Careers, Calendar, Business Directory, Contact Us, Search, EN | FR. Below the header, the 'Housing' section features four main cards: 'Housing Accelerator Fund' (with a family walking), 'Additional Residential Unit' (with a house illustration), 'Bell Hall Project' (with a brick building), and 'Official Plan' (with a forest scene). To the right, there are three sidebars: 'Who's listening' (Planning & Development Division, haf@northgrenville.on.ca, 613-258-9569 ext. 116), 'Housing News' (Federal Government Announces Housing Accelerator Fund for North Grenville and awards \$5.2 Million Dollars, 01-03-2024), and 'Key Documents' (North Grenville Housing Strategy May 2022).

Housing

Housing Accelerator Fund
Learn more...

Additional Residential Unit
Learn more...

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Who's listening
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haf@northgrenville.on.ca
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Housing News
Federal Government Announces Housing Accelerator Fund for North Grenville and awards \$5.2 Million Dollars
01-03-2024

Key Documents
North Grenville Housing Strategy May 2022



Important Dates

- ❖ Second intake Window for Applications:
June 2nd to June 16th, 2025
(with more to follow quarterly)

Questions

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