
Welcome to the Town of Georgina's Housing/Economic Development Community Improvement Plan Initiatives Open House

Town of Georgina's Housing Accelerator Fund Agreement

- The Town has an agreement with the Federal government to provide more housing in Georgina
- The agreement is through the Housing Accelerator Fund
- The agreement provides up to \$5.3M in funding to the Town for more housing
- The Town has 9 initiatives underway for more housing
- This project is about three of these initiatives:
 - **Initiative 1** – To permit 4 units on residential lots in Keswick, Sutton/Jackson's Point
 - **Initiative 7** – To implement Additional Residential Units (ARUs) in certain types of residential buildings
 - **Initiative 8** – To provide funding for the creation of ARUs

Key Principles for Housing Initiatives in Town of Georgina

Integrate into the Community

- New housing will be designed to blend with existing neighbourhoods
- Buildings will follow local setbacks, height, and size rules
- Gentle density that adds homes without changing the overall look and feel
- Encourage options that support walkability and use of existing services

Be a Good Neighbour

- Maintain privacy, light, and open space for surrounding homes
- Provide parking in ways that reduce impacts on streets and driveways
- Respect landscaping, trees, and green space to keep neighbourhood character
- Support safe, family-friendly communities where people know and trust each other

Key Principles for Housing Initiatives in Town of Georgina



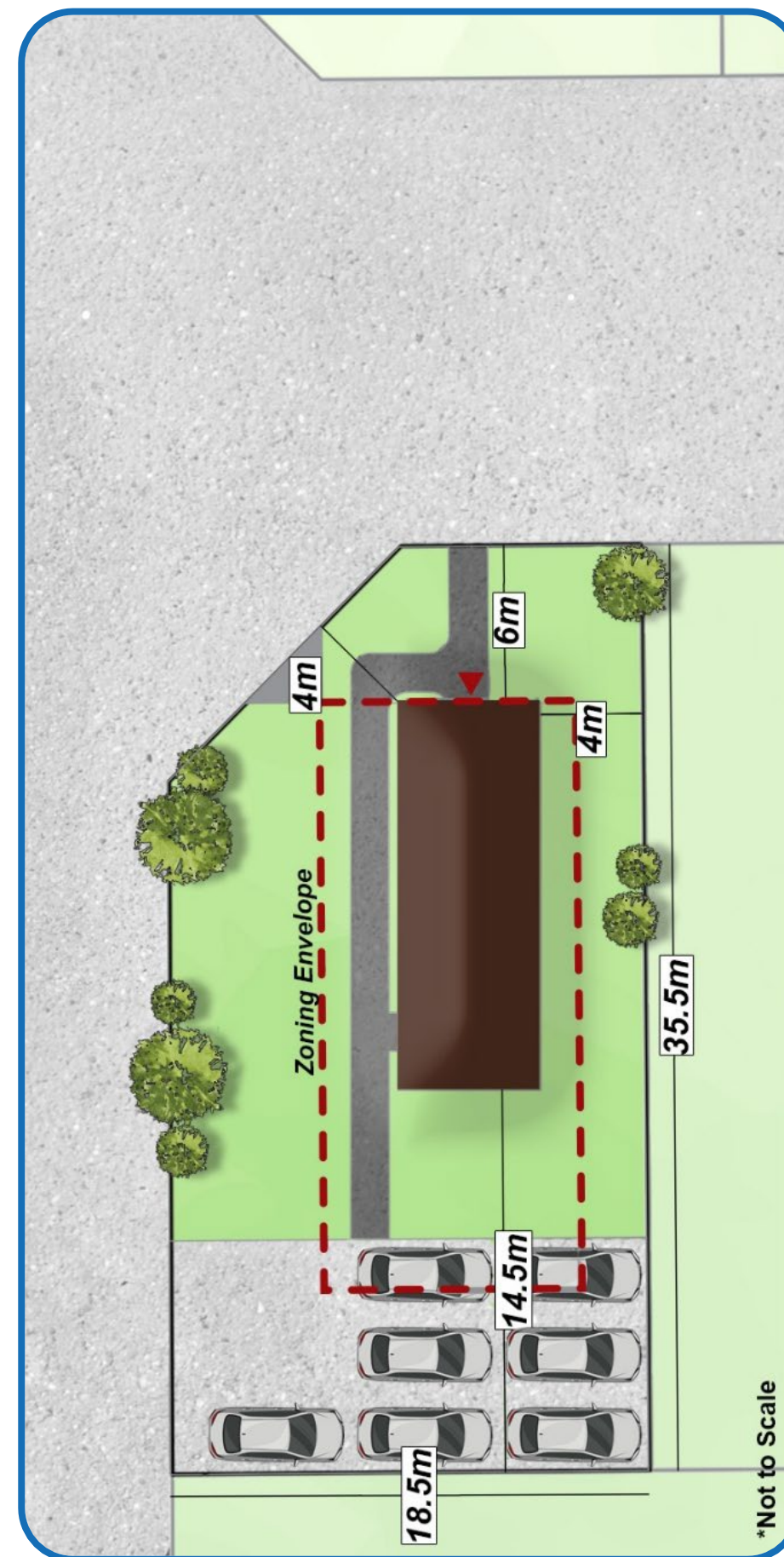
Single-Detached Dwelling with Attached ARU



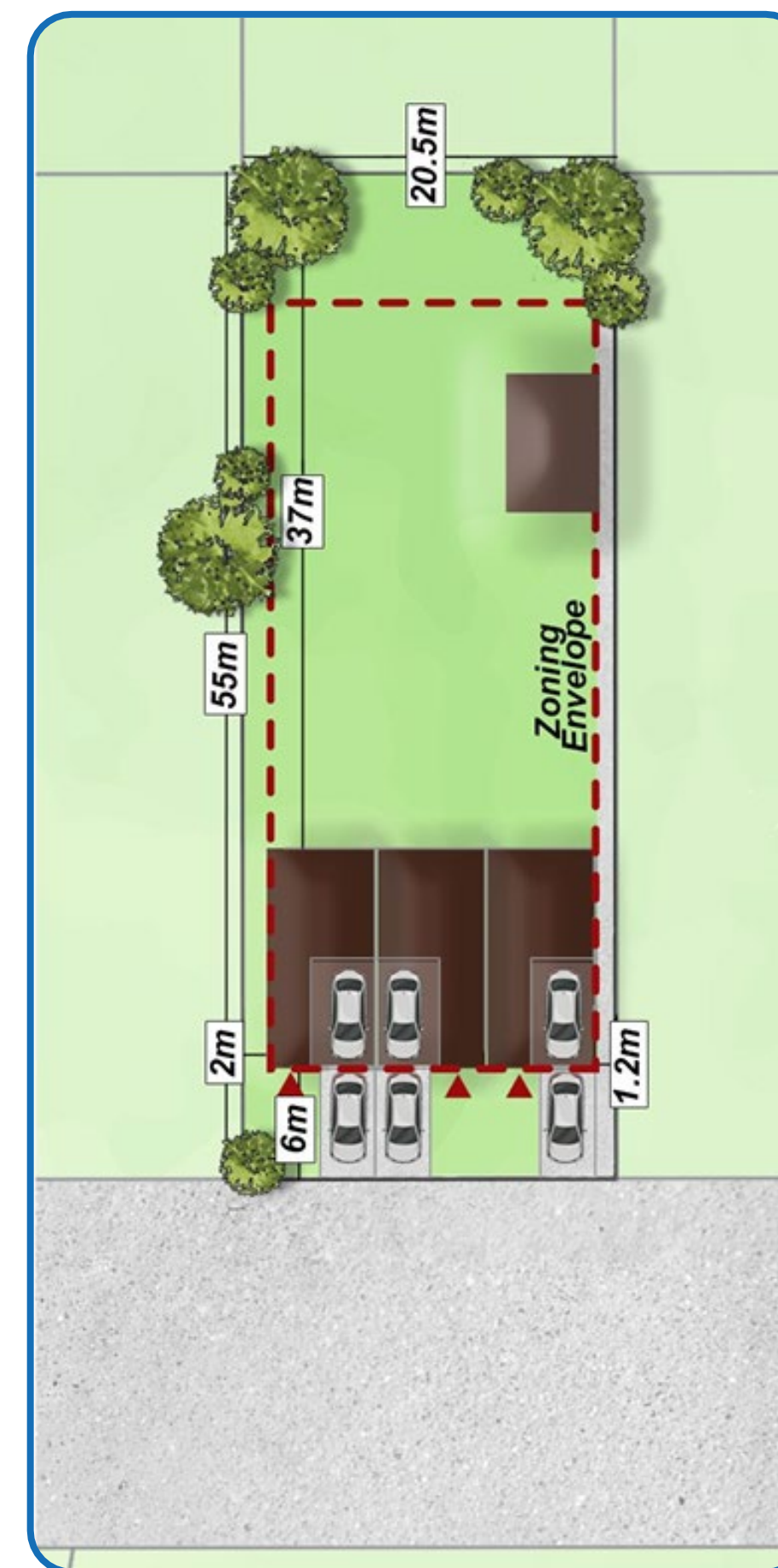
Single-Detached Dwelling with ARU Above Garage

Initiative #1 - Four Unit Types

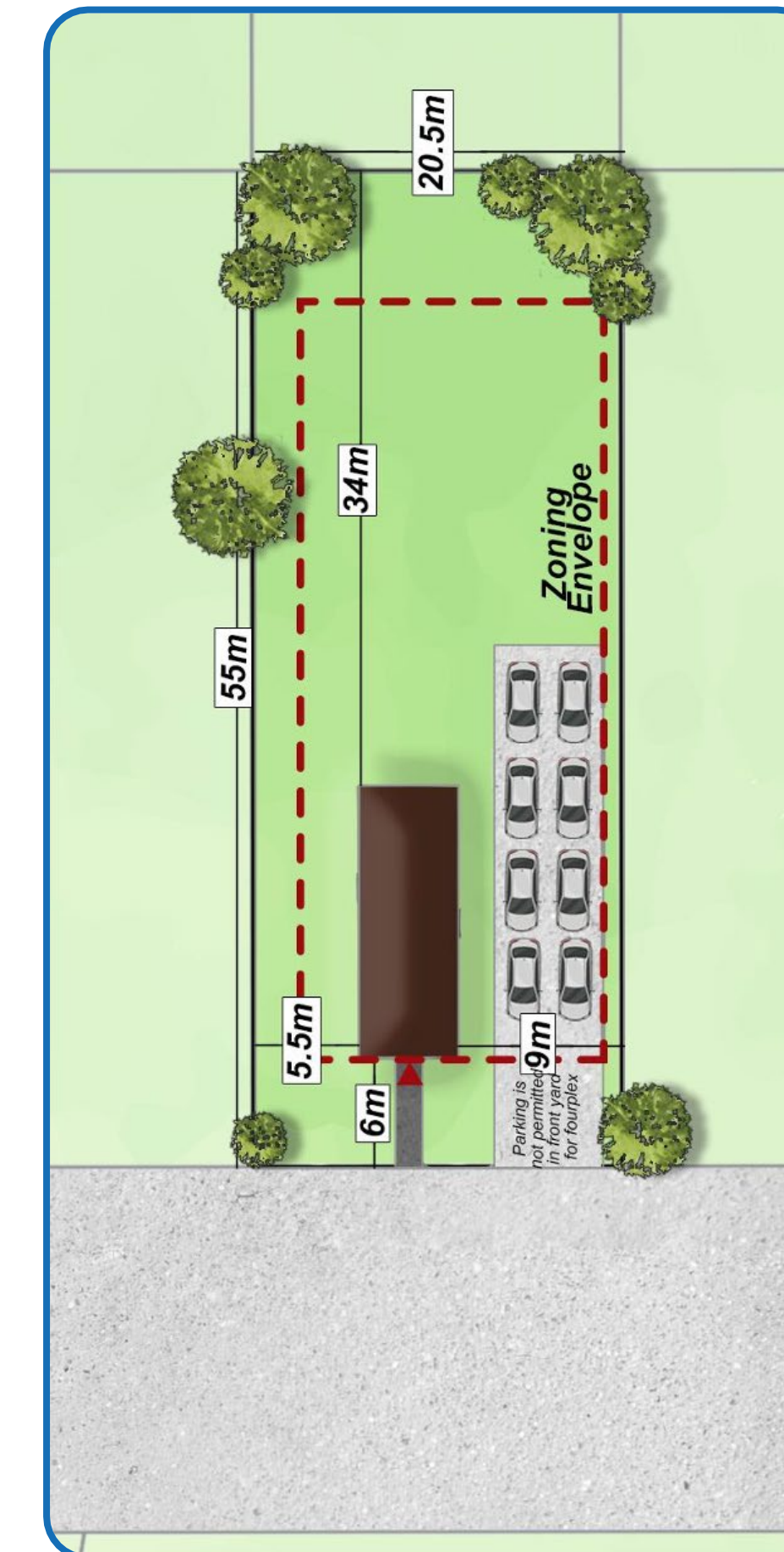
Four unit types are dwellings that contain up to four independent units on a single lot. They may be designed as:



Four units on corner lot



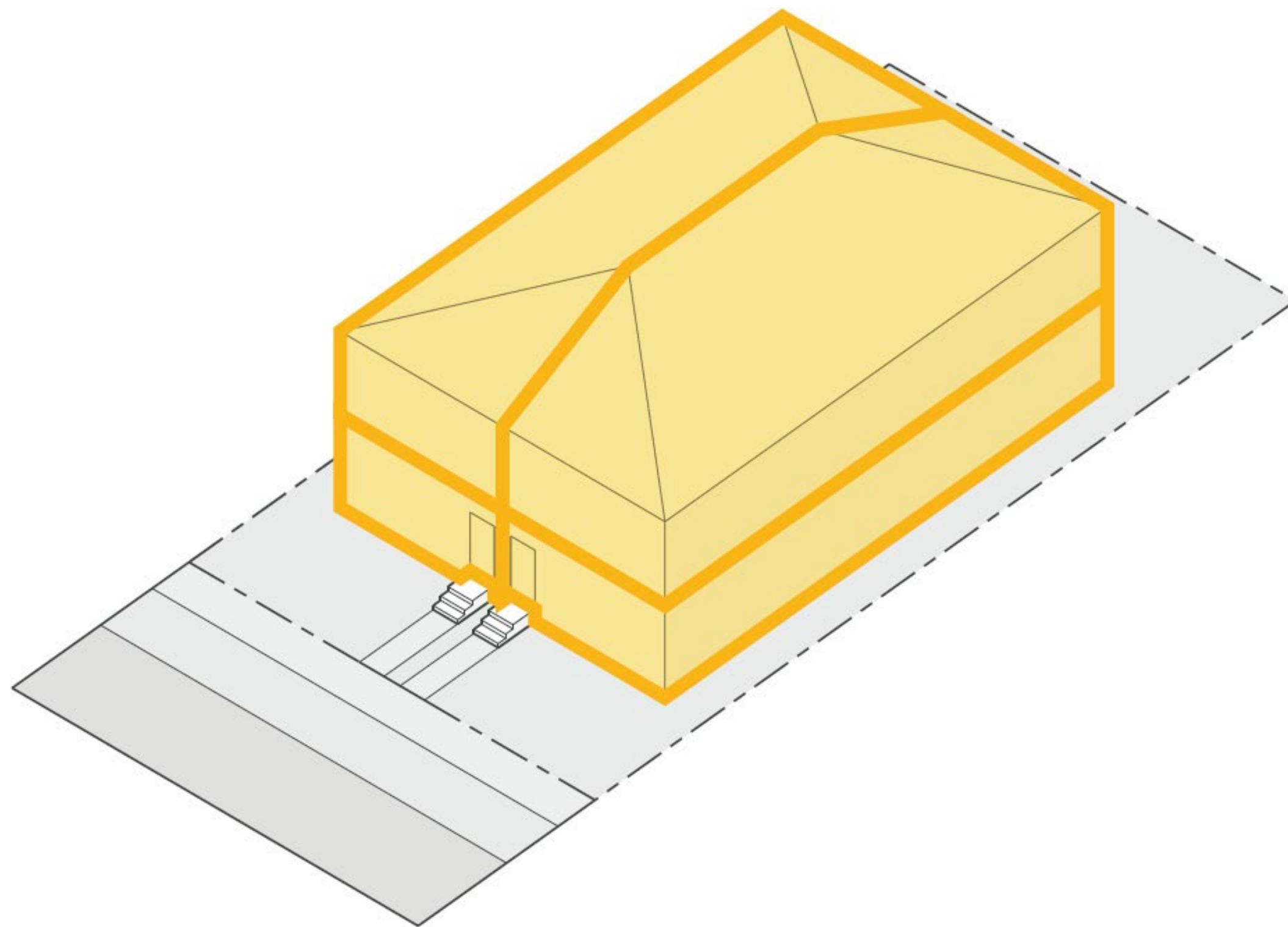
Three or four townhouses on a single lot with up to one unit in a detached building



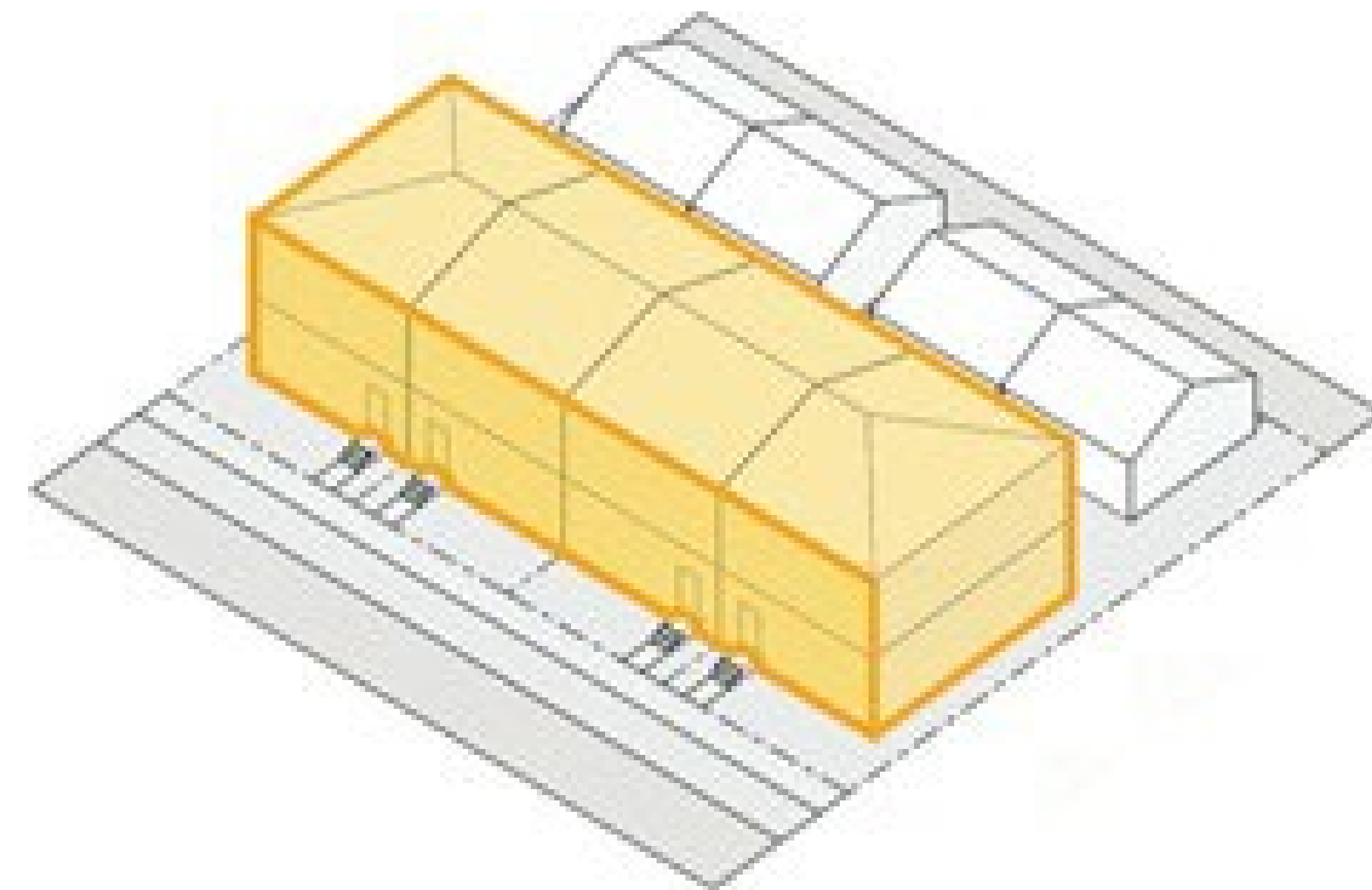
Four units on interior lot

Initiative #1 - Four Unit Types

Four unit types are dwellings that contain up to four independent units on a single lot. They may be designed as:



Stacked Four Units



Four Unit Townhouse Block

Image Source: Missing Middle Housing by Daniel G. Parolek

Initiative #1 - Four Unit Types

Why Four Units?

- To provide choices for families, seniors, and new residents (often called “Missing Middle Housing”)
 - To implement the Town’s Housing Accelerator Fund commitments

What Official Plan and Zoning changes are proposed?

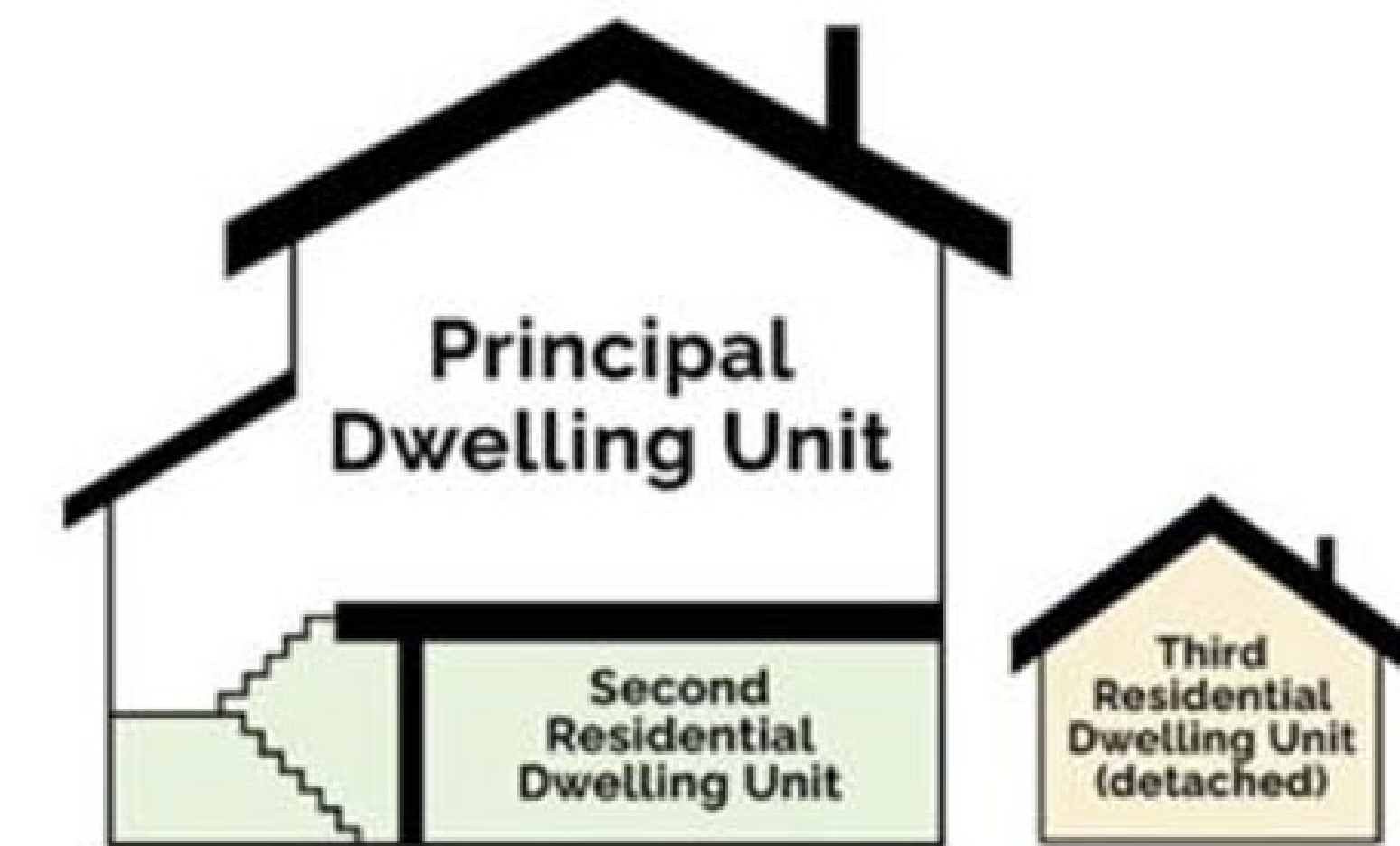
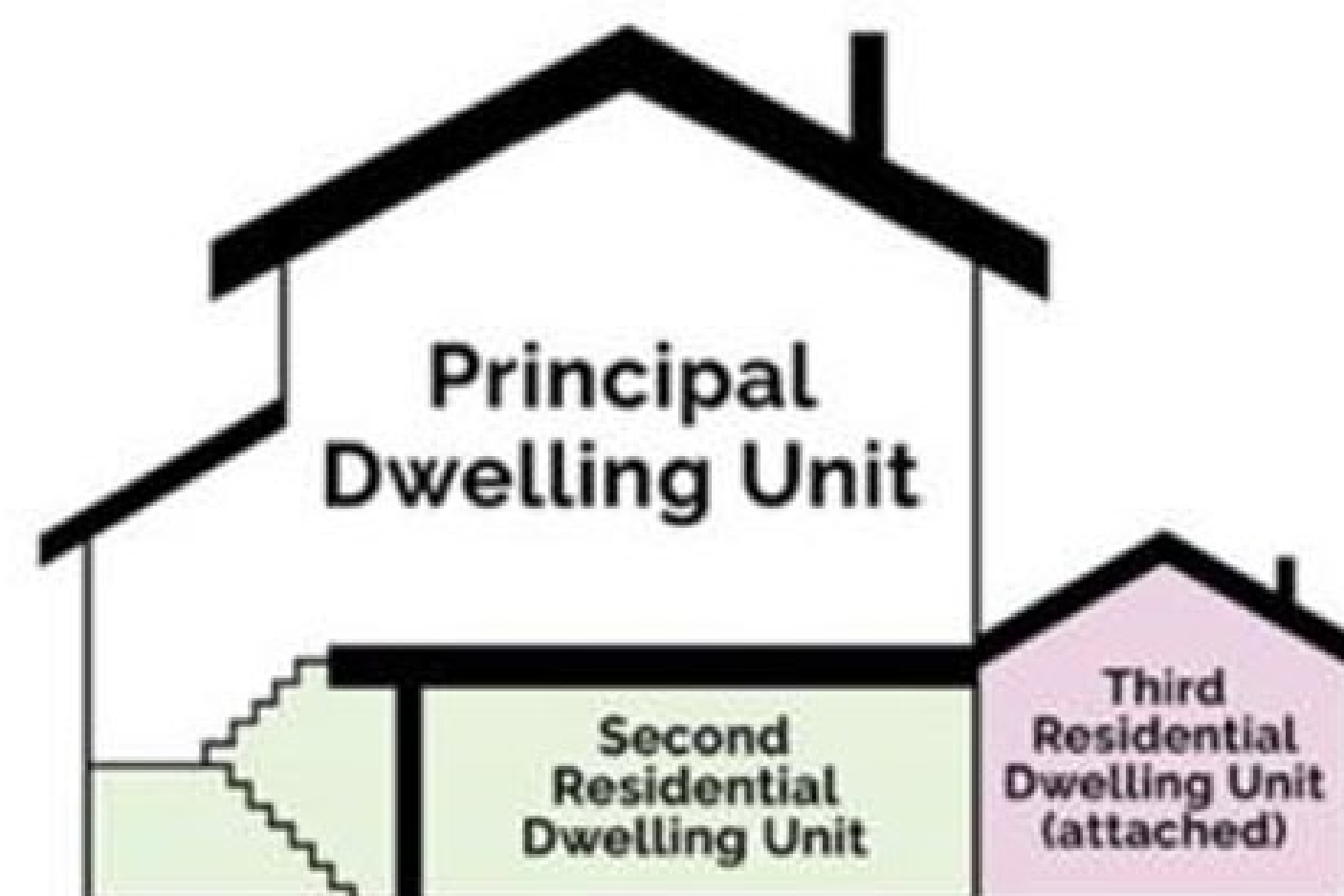
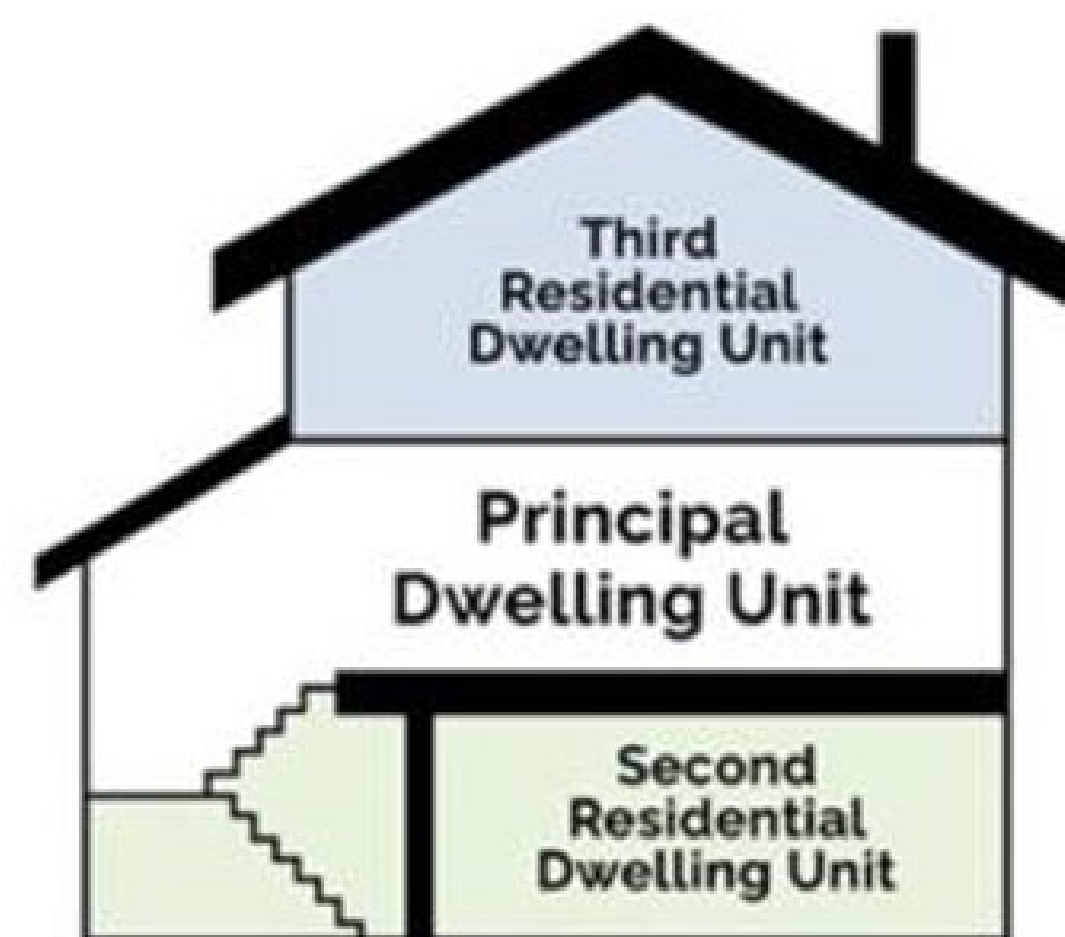
- Official Plan amendments to permit fourplexes in neighbourhoods of Keswick and Sutton/Jackson’s Point
- Zoning By-law amendments to add definitions for “Fourplex” & “Townhouse Single Lot”

How Four Units will be built?

- Fourplexes will respect minimum yard setbacks and lot size requirements.
- Building heights will be limited to stay compatible with existing neighbourhoods.
- Parking will be provided for each unit, with layouts designed to reduce street impact.
- Separation distances will be maintained between main dwellings and detached units.

Initiative #7 - Additional Residential Units (ARUs)

**ARUs are self-contained homes located on the same lot as a main house.
They can be:**



Within the main dwelling (for example, a basement or upper floor unit)

Attached to the main dwelling

In a separate building such as a garden suite or coach house

Image Source: Whitchurch-Stouffville

Initiative #7 - Additional Residential Units (ARUs)

Why ARUs?

- To provide more affordable housing options in both urban and rural areas
 - To support seniors, families, and renters with flexible housing choices
 - To meet Provincial legislative requirements
- To add gentle density while maintaining neighbourhood character

What Official Plan and Zoning changes are proposed?

- The Official Plan will be updated to allow up to two ARUs per lot with single detached, semi detached, linked, and townhouse dwellings.
 - The Zoning By-law will be updated to incorporate Additional Residential Units and set consistent rules.

How will ARUs fit in neighbourhoods?

- ARUs will be limited in size and height to remain compatible with surrounding homes.
- Yard setbacks and separation distances will be maintained between the main dwelling and detached ARUs.
- Parking will be required for each ARU, with flexibility for smaller units and serviced areas.

Proposed Zoning Provisions for Four Unit Types

Lot Frontage (Minimum)	15 metres
Lot Frontage for Lot Fronting Highway 48 (Minimum)	45 metres
Lot Area (Minimum)	450 m ²
Front Yard (Minimum)	6 metres
Front Yard for lot flanking Highway 48 (Minimum)	7.5 metres
Exterior Side Yard (Minimum)	3 metres
Front Yard for lot flanking Highway 48 (Minimum)	7.5 metres
Rear Yard (Minimum)	11 metres
Interior Side Yard (Minimum)	1.2 metres Plus 0.5 metres for each additional or partial storey above the second
Lot Coverage (Maximum)	45%
Height of Building (Maximum)	11 metres
Location	- Standalone, semi-detached, townhouse or linked dwelling - Lots serviced by public water supply and public sanitary sewers within Keswick and Sutton/Jackson's Point
Driveway Width (Minimum)	5.5 metres – with tandem parking 3 metres – for access to the rear
Parking Location	- Tandem on a driveway - Rear yard subject to screening and buffering requirements - Front yard to a maximum of 55% of the width of the lot - Exterior side yard of a corner lot

Proposed Zoning Provisions for Dwelling in Detached Building

Distance from Main Building	3 to 50 metres
Location of a Lot	Rear Yard
Setbacks (Minimum)	- Rear and interior: 1.2 metres - Exterior side: Same as main building
Building Height (Maximum)	Same as for Accessory Use, Building or Structure

Proposed Zoning Provisions for Single-Lot Townhouse

Lot Frontage (Minimum) Three Unit Townhouse Four Unit Townhouse	20 metres 26 metres
Lot Area (Minimum) • Three Unit Townhouse • Four Unit Townhouse	• 600 m ² • 780 m ²
Front Yard (Minimum)	6 metres
Rear Yard (Minimum)	11 metres
Interior Side Yard (Minimum)	1.5 metres plus 0.5 metres for each additional or partial storey above the second
Lot Coverage (Maximum)	45%
Height of Building (Maximum)	11 metres
Number of Driveway Connections	Minimum: 2 Maximum: • Three Unit: 3 • Four Unit: 4
Number of Parking Spaces	2 per unit
Maximum Width of Parking Areas	55% of respective yard

Proposed Zoning Provisions for Additional Residential Units for 3 Unit Townhouse

Number of Parking Spaces	1 additional subject to locational and screening/buffering requirements
Additional Requirements for Additional Residential Unit in Detached Building	
Distance from Main Building	3 to 50 metres
Location on Lot	Rear yard
Setbacks	Rear and interior: 1.2 metres Exterior side: Same as main building
Building Height (maximum)	Same as for Accessory Use, Building or Structure

Proposed Zoning Provisions for Additional Residential Units (ARUs)

Number of ARUs	Two (2) with up to one (1) in a detached building
Height (Maximum)	Same as for Accessory Use, Building or Structure
Distance from Main Building	3 to 50 metres
Location	Rear yard
Setbacks (Minimum)	- Rear and interior: 1.2 metres - Exterior side: Same as main building
Pedestrian Access (Minimum)	1.2 metre to the entrance
Parking Location	- Tandem on a driveway - Rear yard subject to screening and buffering - Front yard to a maximum of 55% of the width of the lot
Driveway Width	5.5 metres – with tandem parking 3 metres – for access to the rear
Health and Safety	- Site servicing - Compliance with Ontario Building Code, Ontario Electrical Code, and the Ontario Fire Code - Registration of ARUs - Not permitted on Hazardous Lands

Additional Requirements for ARUs in Rural Zone

Residential Floor Area	The residential floor area of an ARU in a detached building shall not exceed the lesser of 150 square metres or 40% of the residential floor area of the existing single family dwelling
Driveway	ARU to use same driveway access from the road as the permitted single family dwelling

Additional Requirements for ARUs within area of settlement serviced by public water supply and public sanitary

Lot Coverage (Maximum)	45% or greater if a provision in the Zoning By-law permits coverage greater than 45%.
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Community Improvement Plan for Housing and Jobs

- The Town is committed to funding Additional Residential Units using the Housing Accelerator Funding
- This funding will be through a Town-wide “Community Improvement Plan” (CIP) which is:
 - a community planning tool to support areas of a community through programs, grants and incentives.
- At the same time, the Town is using the Town wide CIP to create a framework for economic development and future funding programs.
- The Town has existing CIPs for Uptown Keswick, Sutton BIA, and Jackson’s Point BIA. These funding programs will continue until updated programs are prepared (2026).

Initiative #8 – Funding for Additional Residential Units (ARUs)

ARU Incentive Programs

The Town of Georgina is proposing financial incentives to help property owners build or upgrade Additional Residential Units (ARUs).

Creation Program – Build a new ARU
(Grant up to \$30,000)

Renovation Program – Upgrade an older ARU
(Grant up to \$15,000)

WHO CAN APPLY?

- Property must meet zoning rules
- Dwelling must be at least 5 years old

ELIGIBLE PROJECTS

- Inside an existing home (basement or upper floor)
- Detached accessory building (garage, garden suite)
- Renovating or installing prefabricated ARUs

PROGRAM SPECIFICATIONS

- One-time grant, covers 50% or maximum amount of project costs, whichever is less
- Applications submitted before adoption of this program will not qualify

Economic Development

The goals of the economic development component of the CIP are:

Support job growth and investment in Georgina

Support implementation of the Georgina Economic Development and Tourism Strategy

Support the rural and agricultural economy

Support investment and development within the Keswick Business Park

Note: The incentive programs have not yet been developed and will come forward in the future.

Next Steps

- Your feedback and suggestions are welcome – please provide them on the comment sheet available at this Open House
- Direct inquiries to Alan Drozd, Manager of Planning Policy at ext. 2221 or adrozd@georgina.ca.
- A virtual version of this Open House will occur on October 15th at 4:00pm. To register, please contact planning@georgina.ca.
- The Town will hold public meetings on October 22nd for these three initiatives, starting at 7 p.m.
- The public meetings will be held in the Council chambers at the Town offices.
- Feedback is welcome through the public meetings as well.
- Updates are anticipated to be made based on the feedback.
- Final decisions by Council are targeted for November 19, 2025 at the Council meeting.