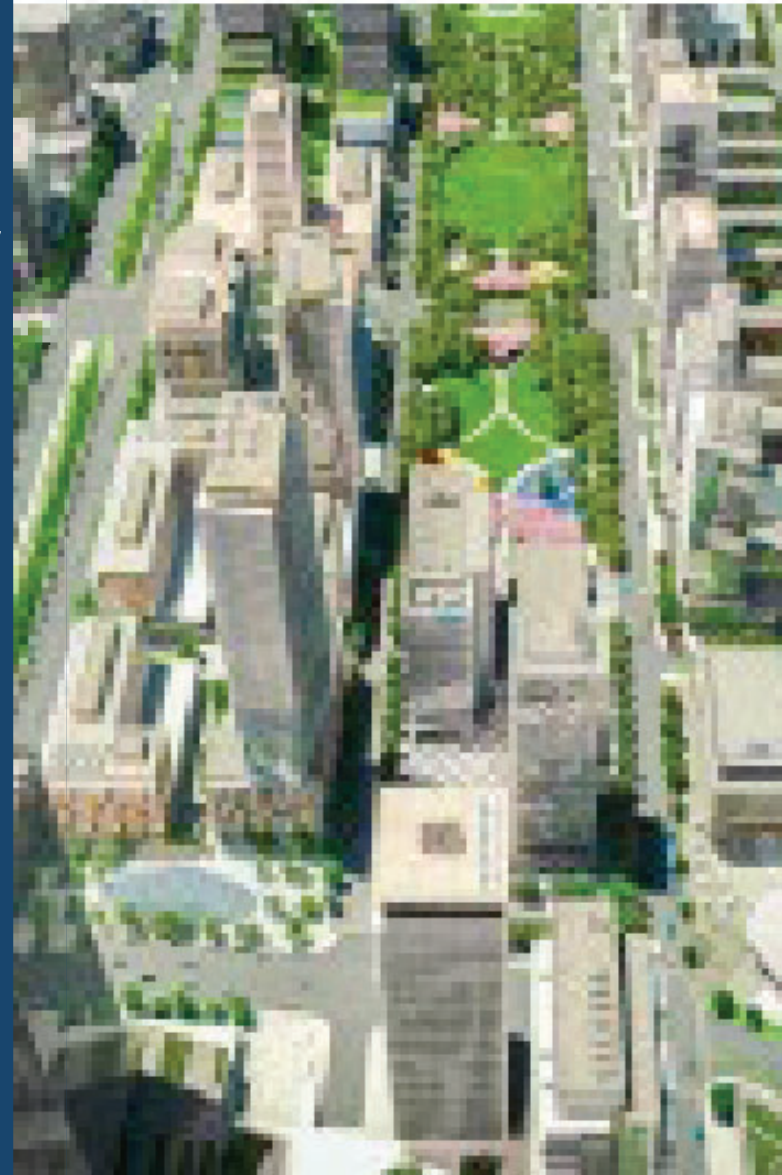


Housing Accelerator Fund (HAF) Zoning By-law Amendment Review

Phase 1: Jurisdictional Scan Township of Lucan Biddulph

June 16, 2025





ABOUT US

MHBC has earned a reputation as trusted experts in urban and rural planning, urban design, landscape architecture, and cultural heritage. Our team is committed to providing the highest level of service to our clients.

We have four offices: Kitchener, Barrie, Hamilton, and Woodbridge.

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Middlesex HAF

MHBC has been retained by the County of Middlesex to prepare Zoning By-law Amendments for Strathroy-Caradoc, Lucan Biddulph, North Middlesex, and Middlesex Centre to:

"... Streamline the development of diverse and sustainable housing options by implementing the following initiatives within local zoning by-laws:

- 1) End Exclusionary Zoning
- 2) Reduce or Eliminate Parking Standards
- 3) Eliminate Restrictions and Add Flexibility
- 4) Design and Implement Guidelines for Additional Residential Units (ARUs)"

This project has been subdivided into four phases:

- 1) Jurisdictional Review**
- 2) Regulatory Framework Development
- 3) Public Engagement
- 4) Implementation



AGENDA

01

EXCLUSIONARY ZONING

02

PARKING STANDARDS

03

REGULATORY FLEXIBILITY

04

ARU GUIDELINES

05

NEXT STEPS

1. Ending Exclusionary Zoning

Suggested implementation of this strategy includes:

1. Permit a full range of housing options where appropriate, including 'missing middle' options
2. Combine residential zones to permit a wider range of residential units as-of-right, including the missing middle
3. Provide four units as-of-right in serviced settlement areas (consisting of one primary dwelling unit and three ARUs), and three units as-of-right in prime agricultural areas and hamlets
4. Eliminate barriers to housing development, specifically the missing middle housing forms


Jurisdictional Review:

Other municipalities are implementing *Additional Permitted Uses*, which are reflected in the Zoning By-laws by:

- Traditional low density residential zones (e.g., R1, R2) were consolidated to permit more intensive housing forms
- Formerly, R1 Residential Zone permitted single detached homes. R1 was expanded to permit semi-detached and multiple unit dwellings.



1. Ending Exclusionary Zoning

- Lucan Biddulph Official Plan supports a diverse range of housing options that are in-line with the initiative to end exclusionary zoning.
 - Lucan Biddulph Zoning By-law also permits a wide range of housing options in defined zones.
 - Preliminary considerations to address exclusionary concerns are:
 - Consolidate R1 and R2, allowing single detached, semi-detached and duplex dwellings in R1
 - Expand R3 to permit zone to permit stacked and back-to-back townhouses
 - Reduce required rear-yard setbacks for main buildings
 - Establish a new residential zone to permit cluster townhouse developments in a condominium arrangement
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2. Reduce or Eliminate Parking Standards

Suggested implementation of this strategy include:

1. Provide reduced parking rates for residential, mixed-use development, and affordable housing.
2. Establish appropriate parking rates and provisions for ARUs, including tandem parking.

Jurisdictional Review:

Comparable municipalities are implementing reduced parking standards by:

- Reducing parking to 1.25 spaces per unit for apartments and multi-unit housing
- Remove requirement for off-street parking, in favour of street parking and permit street parking
- Eliminate parking standards for forms of housing that are geared to rental and are affordable

Lucan Biddulph Zoning By-law establishes the base parking rate for each type of dwelling unit.

Initial analysis suggests consideration should be given to:

- Implementing a specified and reduced parking rate for affordable housing
- Update Zoning By-law to reflect parking requirements for ARUs



3. Regulatory Flexibility

Suggested implementation of this strategy includes:

1. Provide additional flexibility for residential and mixed-use development with regard to height, setbacks, and floor area provisions to encourage mixed-use development and housing types at greater densities;
2. Facilitate adaptive reuse through the conversion of vacant and underutilized commercial uses to mixed—use residential; and,
3. Simplify zoning regulations

Jurisdictional Review:

Comparable municipalities are implementing Zoning Flexibility through:

- Pre-Zoning specific communities to intensify main street areas
 - Increase maximum lot coverage, reduce minimum lot size, and set maximum building height to 6 storeys in these areas
- Intensifying Planning Districts
- Reducing restrictions from setbacks and landscaped area requirements
- Maximizing Floor Area Ratio

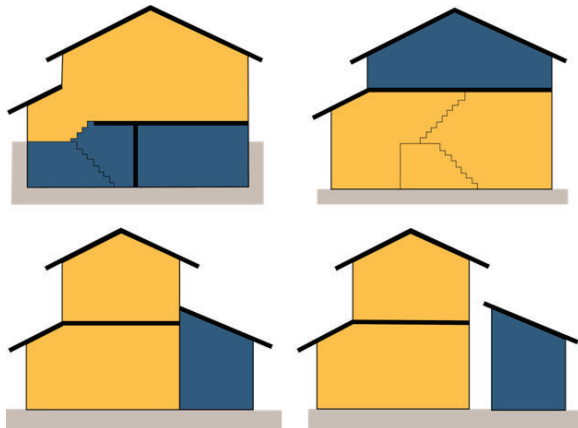


4. Additional Residential Units

Implementing this strategy includes:

- Approval of an Official Plan Policy to permit ARUs (under appeal)
- Adoption of a Zoning By-law Amendment to permit ARUs and establish appropriate development regulations.

The HAF requires municipalities to permit four units as-of-right in serviced settlement areas.

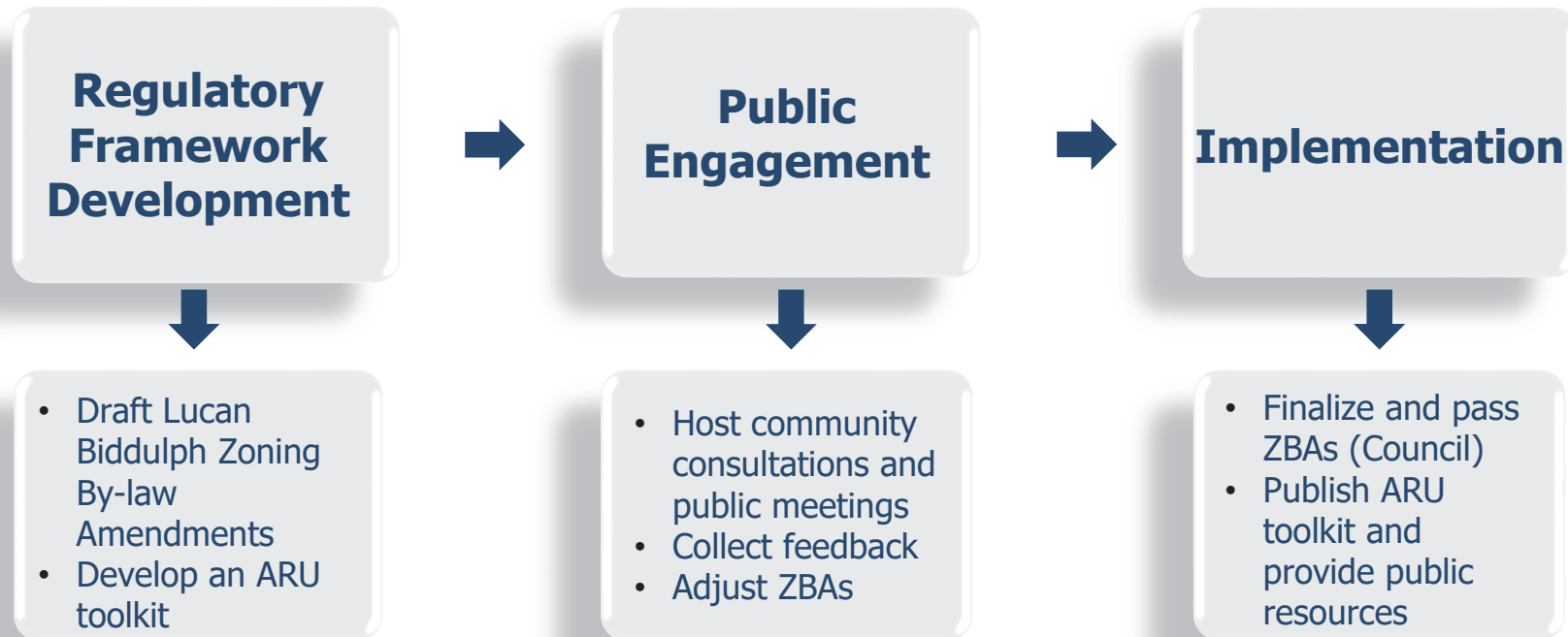


For Lucan Biddulph, considering the framework of the Official Plan and OPA 10, an OPA would be required to permit up to four units in serviced settlement areas and three in prime agricultural and hamlet areas.

The existing zoning structure does not currently permit the as-of-right units required as part of the HAF initiative. Considering this, a Zoning By-law Amendment is also required to establish appropriate development standards.

In addition to this, MHBC will be providing Lucan Biddulph with an ARU Guideline / Toolkit to provide information to homeowners considering an ARU.

Next Steps





Thank you!



Any questions?

