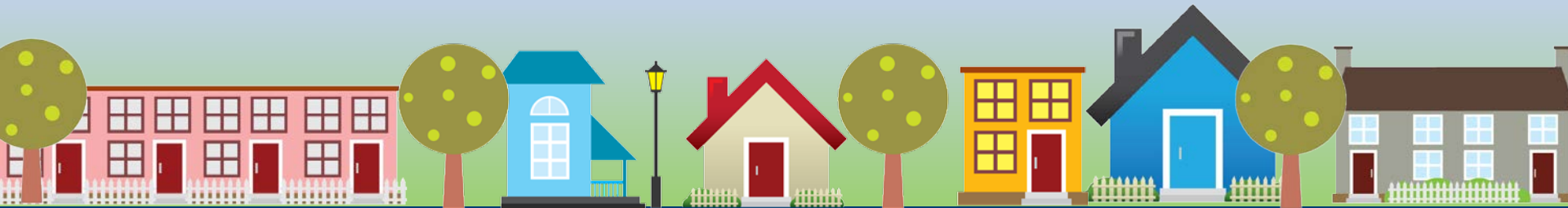


SECOND UNITS ONE YEAR REVIEW

STATUTORY PUBLIC MEETING PLANNING & DEVELOPMENT SERVICES COMMITTEE

February 13, 2017



- Registration for Second Units began on June 22, 2015.
- Second Units are permitted in detached, semi-detached and townhouse dwellings, subject to zoning requirements and restrictions.
- **Not every house in Brampton** will be able to accommodate a Second Unit.
- Only registered units are considered legal.



Current Zoning Requirements

- Only one second unit is permitted per house.
- In a bungalow, the second unit can be up to 75% of the dwelling's GFA. For all other dwelling types, second unit can be up to 45% of the GFA.
- 3 parking spaces measuring 2.7m x 5.4m.
- Access to second unit may be on side or rear yard, if a 1.2m setback can be provided.



Proposed Changes

Zoning By-law

- Parking Spaces: Reducing width to 2.6m. (only for dwellings with second units).
- Second unit size: Second unit to be smaller in size than the principal dwelling.
- Above-grade access: to permit a landing in side yard

Registration Process

- Waive \$200 initial fee for LNC units
- Registration process: Eliminate one step



As of February 6, 2017, the City has received 791 Registration Applications:

- Applications cleared for Zoning Compliance: 671
- Applications for Building Permit: 482
- Building Permits issued: 425
- Construction and Registration complete: 154



Next Steps

- Circulation/Review of proposed zoning amendment
- Recommendation Report – Q2 2017
- Council adoption of revised Zoning By-law – Q2/Q3 2017

