

# Additional Dwelling Units



## Statutory Public Meeting

# What are Additional Dwelling Units?

- Small residences inside a house, yard or over a garage.
- Living space with its own kitchen, bathroom and sleeping area.
- Cannot sever the ADU from the lot.



# Provincial Legislation

- The *Planning Act* was amended (Bill 108 and Bill 23).
- Now permits a minimum of two Additional Dwelling Units (ADUs) on a lot.



Single  
detached



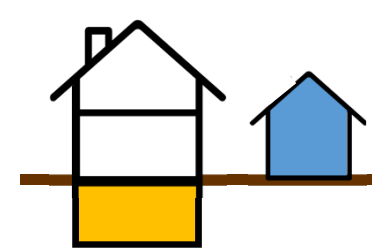
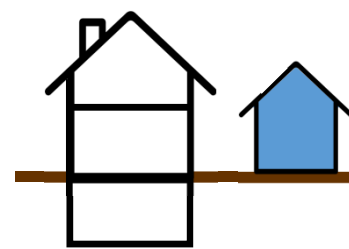
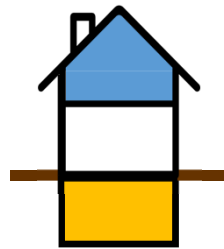
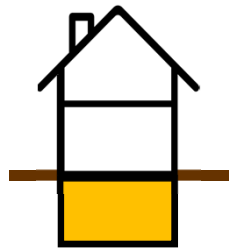
Semi-detached



Street townhouse  
Block townhouse

# Provincial Legislation

1. One ADU within the house; OR
2. Two ADUs within the house; OR
3. One detached ADU in the yard; OR
4. One ADU within the house and one detached ADU in the yard.



# ADUs in Rural Areas

## Rural Area

Subject to  
Minister's Zoning  
Orders  
(where applicable)

## Within the Greenbelt

Within the dwelling and  
within an **EXISTING**  
accessory building

## Within the Oak Ridges Moraine

**ONE** ADU permitted  
within a detached  
dwelling

# New Regulations for ADUs

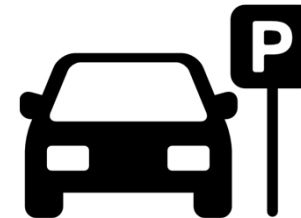
## PROVINCIAL REGULATIONS

- Where ADUs can locate
- No minimum unit size
- Maximum number of parking spaces (max. one space per ADU)

Already decided



No min. size

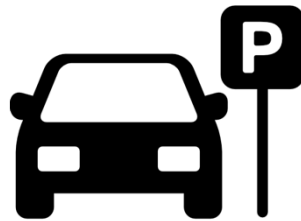
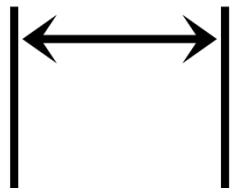
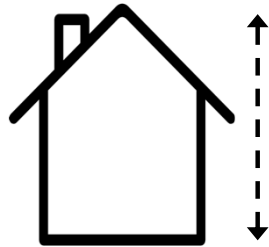


Max. 1 space

# New Regulations for ADUs



Max. size



Min. spaces

## MUNICIPAL REGULATIONS

- Maximum unit size
- Maximum height
- Minimum distance to lot line
- Minimum number of parking spaces

Yet to be  
decided

# Parking Regulations for ADUs



Most neighbourhoods	
First ADU	Second ADU
1	1



# Parking Regulations for ADUs



Near major transit	
First ADU	Second ADU
1	0

# Parking Regulations for ADUs

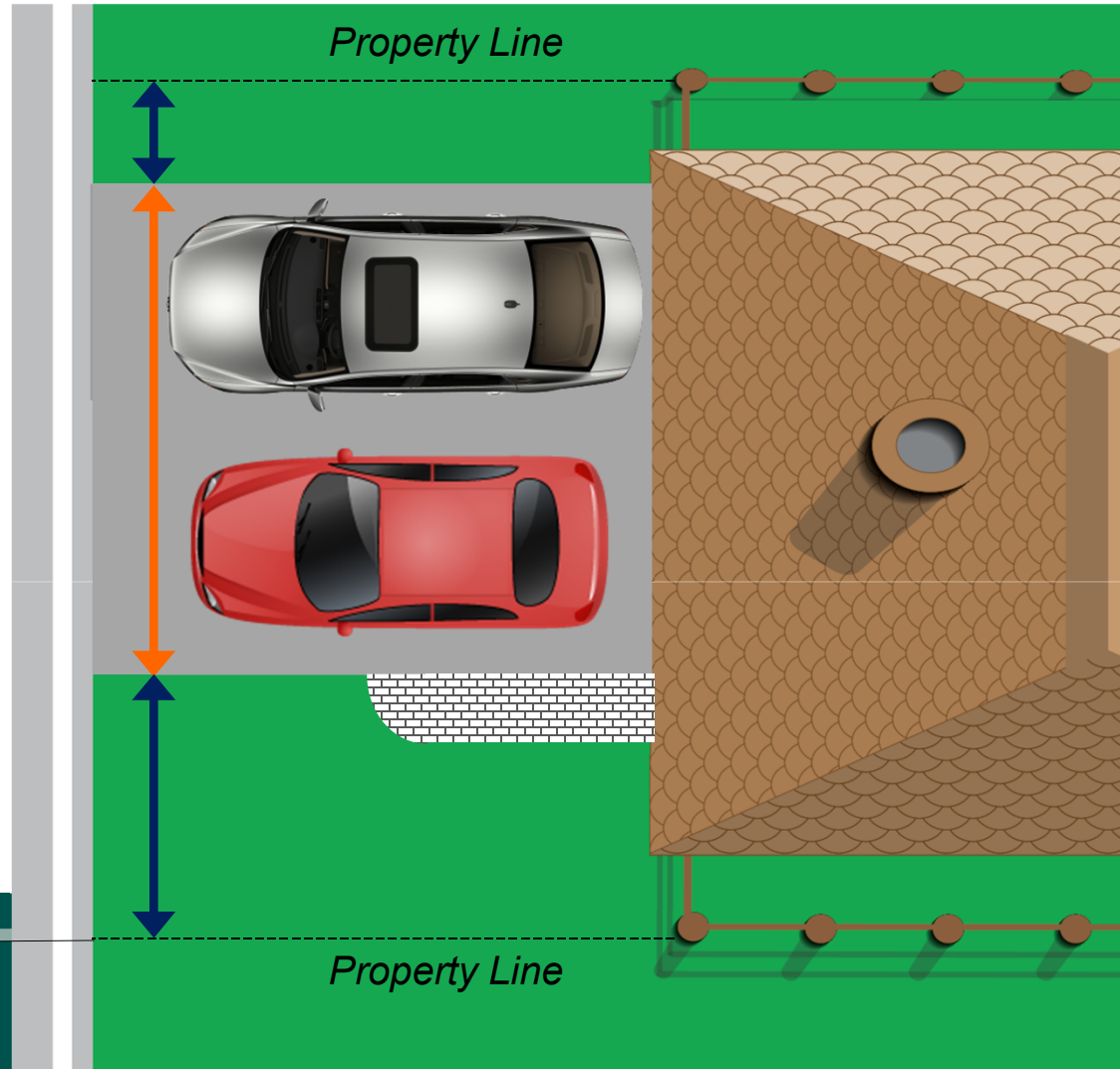


In the City Centre	
First ADU	Second ADU
0	0

# Parking Regulations for all ADUs

Min. landscape area =  
30% of front yard

Max. driveway area =  
70% of front yard



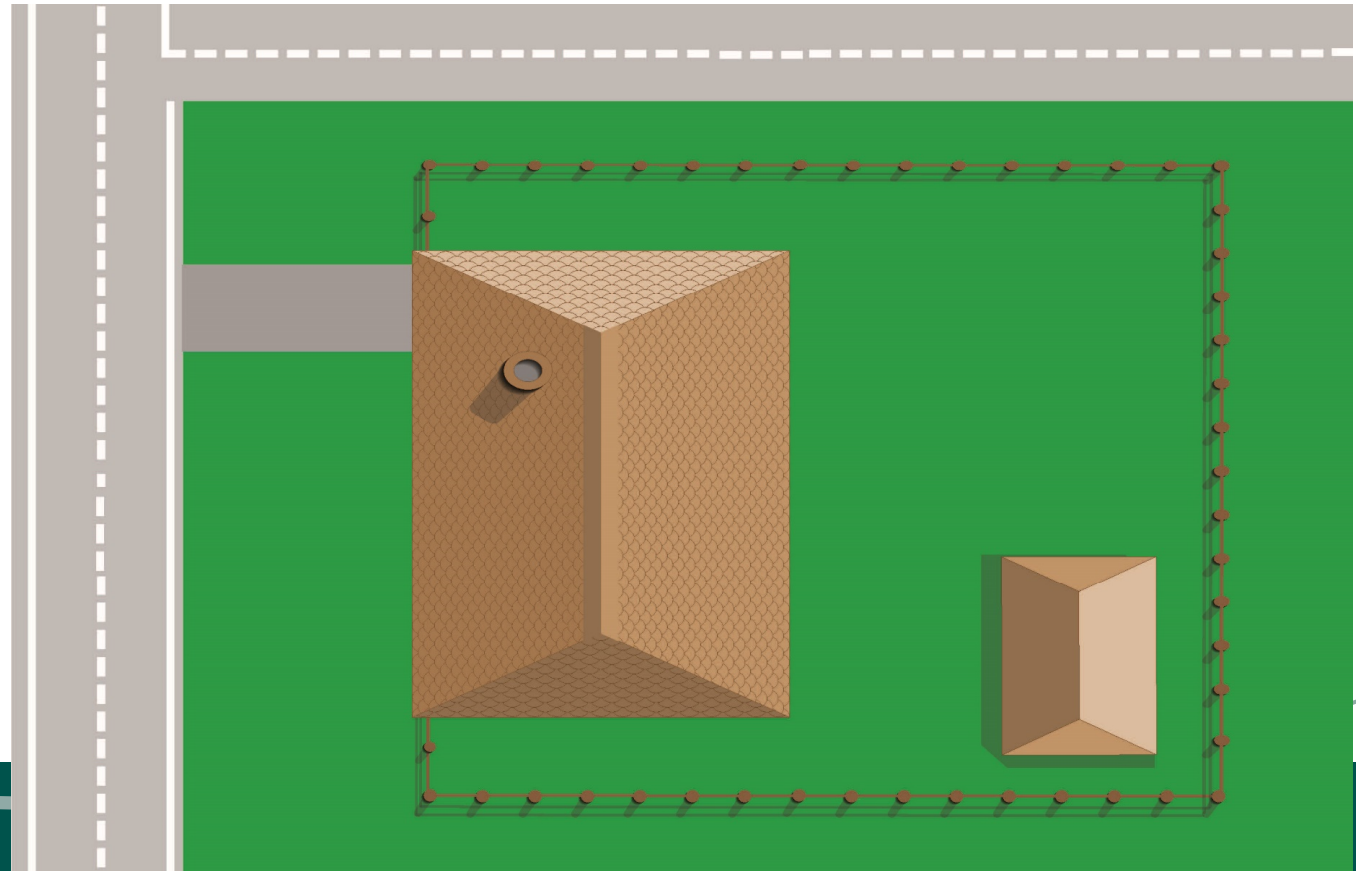
# Maximum size for detached ADUs

The lesser of...

Max. Lot Coverage

50% of Principal Building

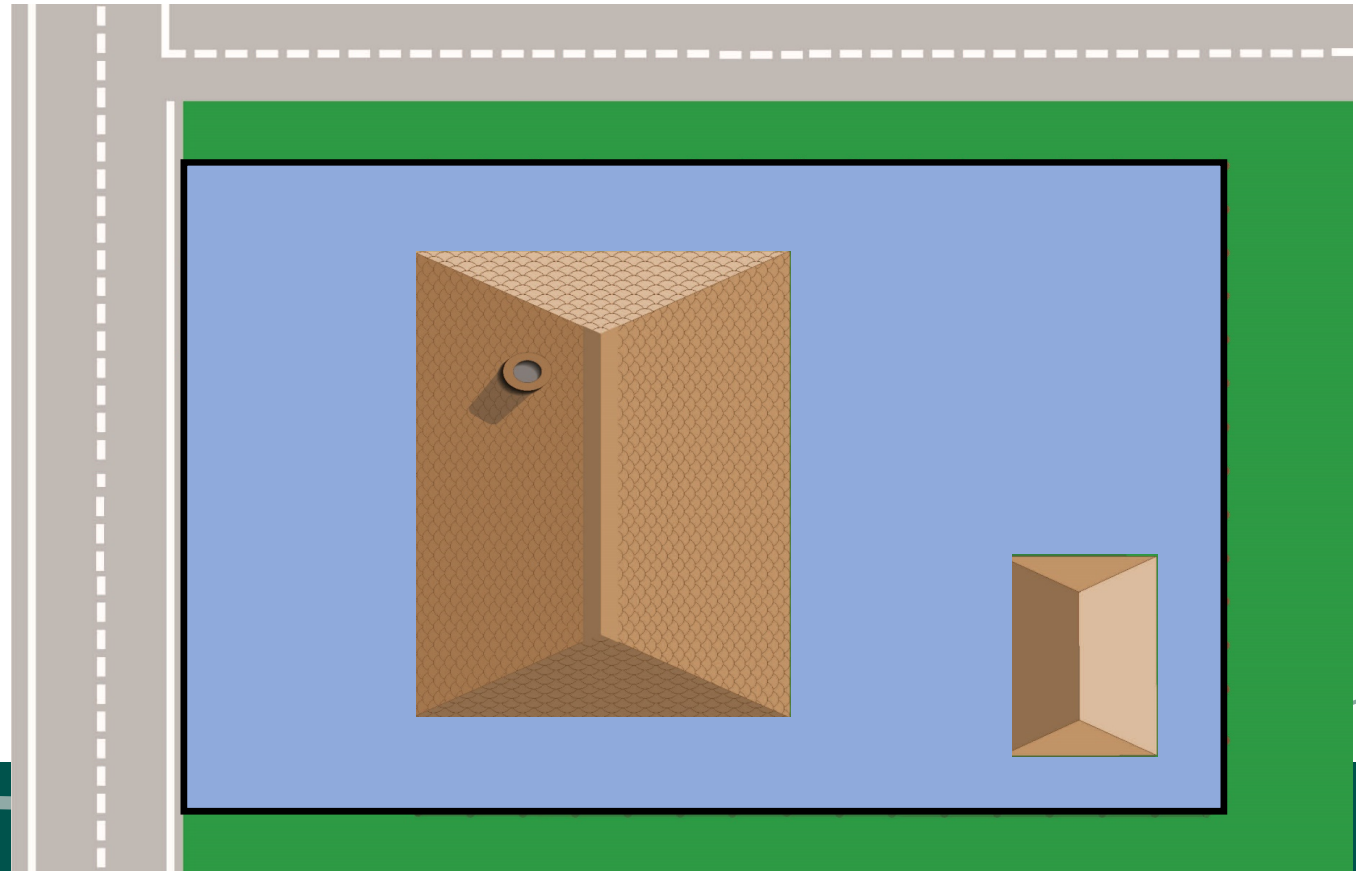
Max. Floor Area (150 m<sup>2</sup>)



# Maximum size for detached ADUs

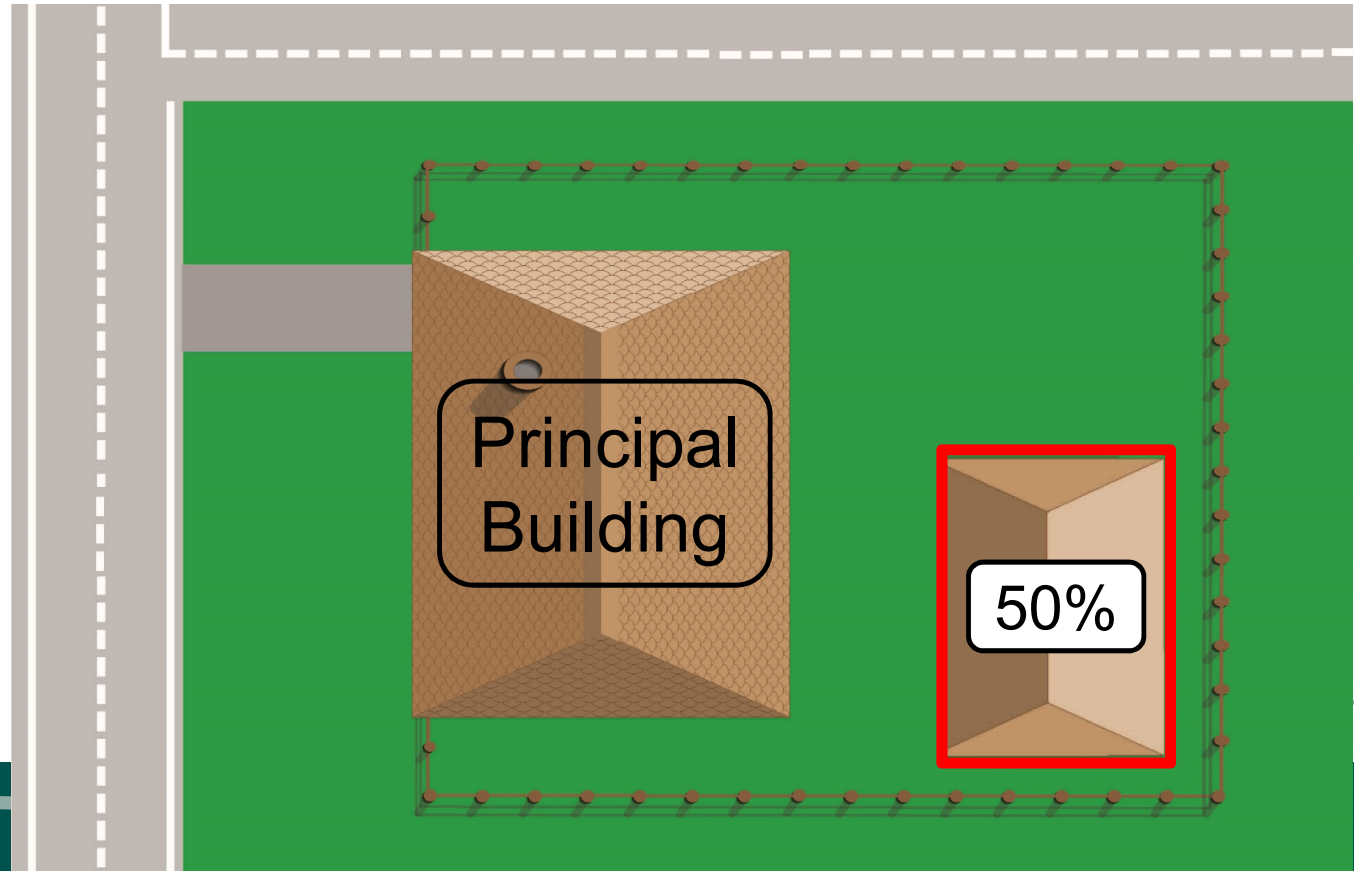
## Max. Lot Coverage

Percentage of all buildings on the lot



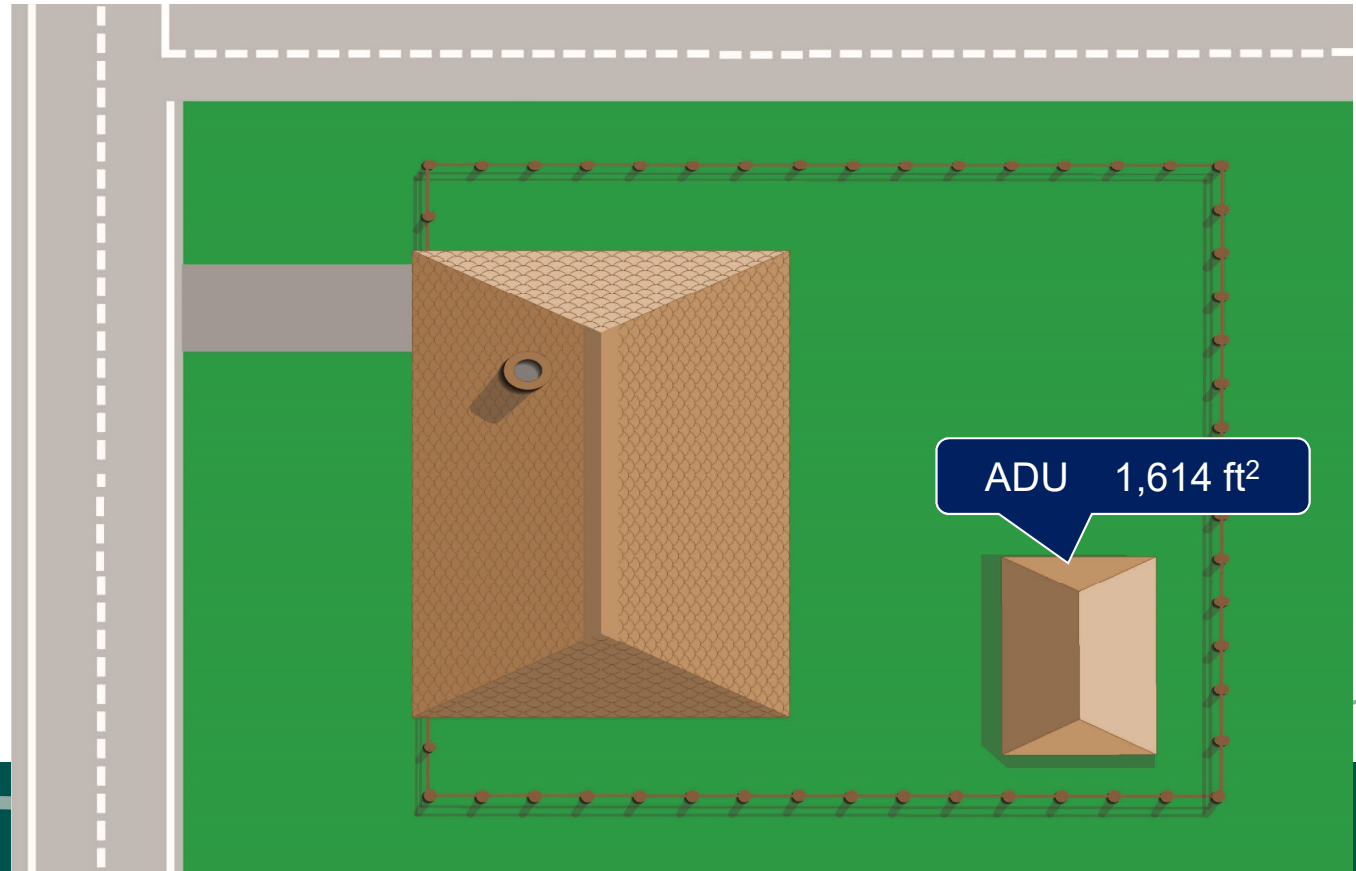
# Maximum size for detached ADUs

50% of Principal Building



# Maximum size for detached ADUs

Max. Floor Area  
= 150 m<sup>2</sup>  
(1,614 ft<sup>2</sup>)

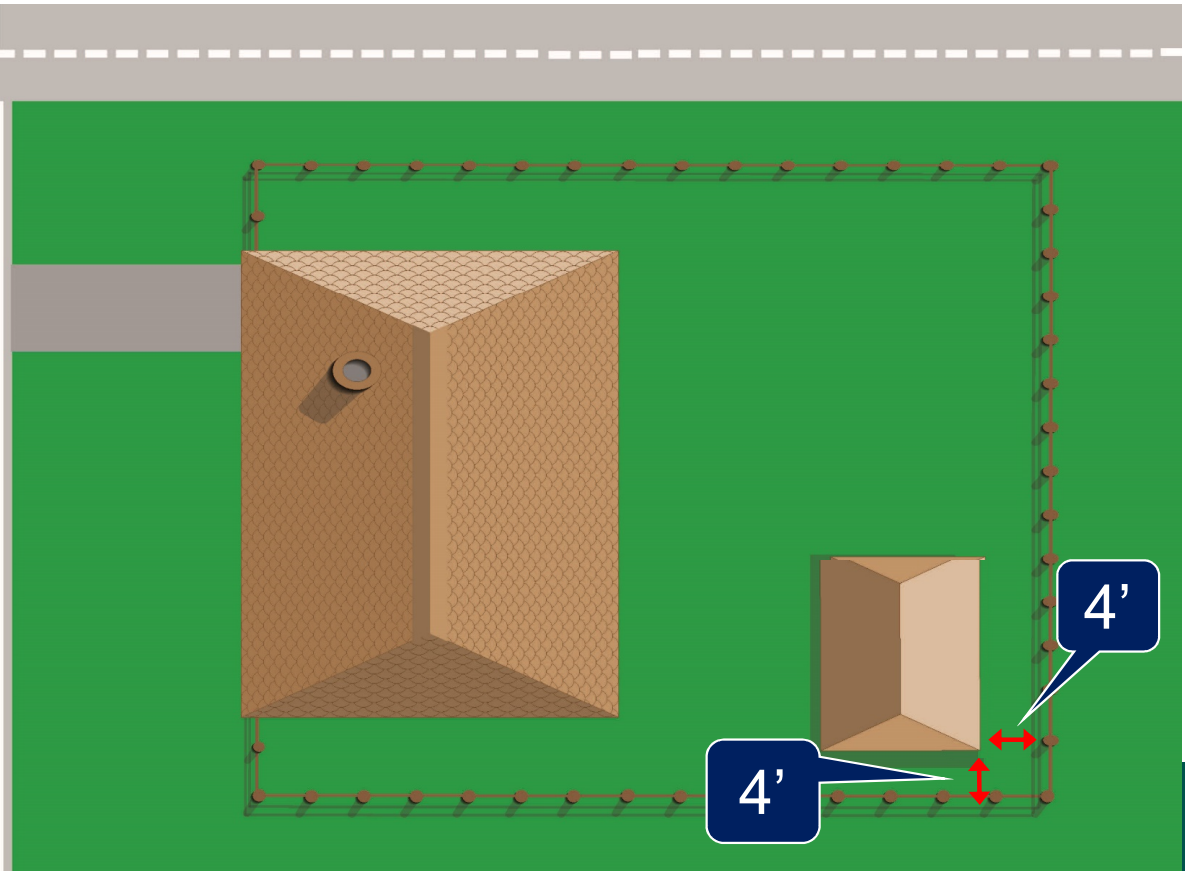
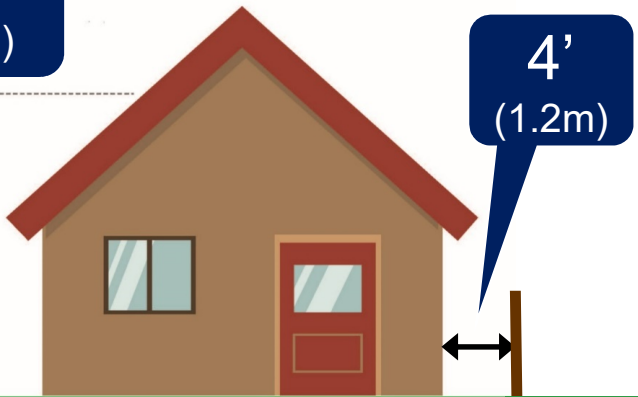


# Location and Height for detached ADUs

For lots 2,000 sq.m.  
(0.5 acre) or less

14'9"  
(4.5 m)

4'  
(1.2m)



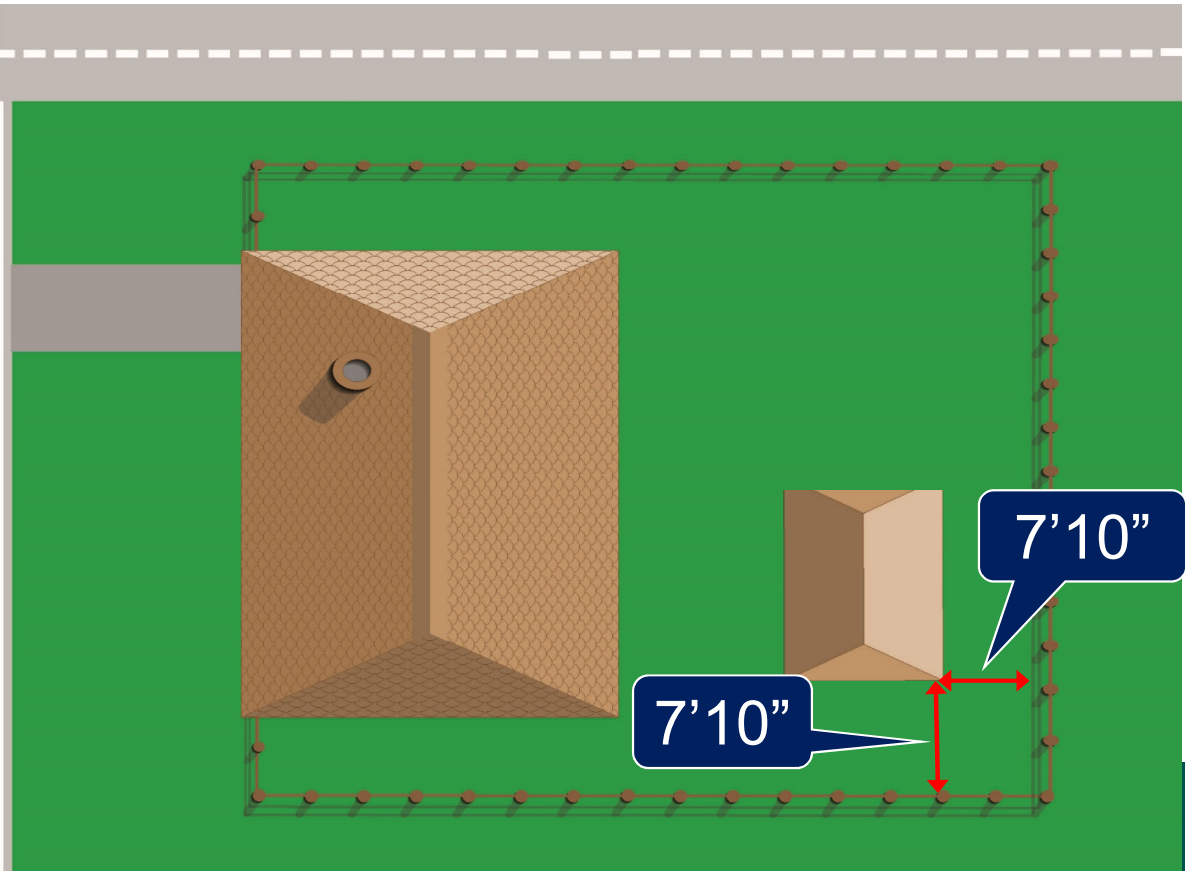
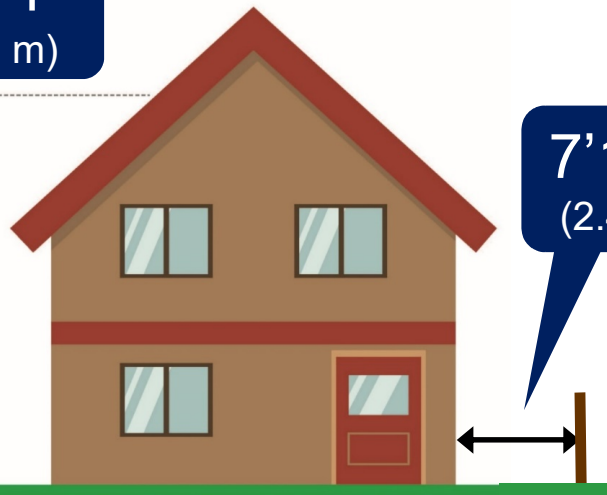


# Location and Height for detached ADUs

For lots greater than 2,000 sq.m. (0.5 acre)

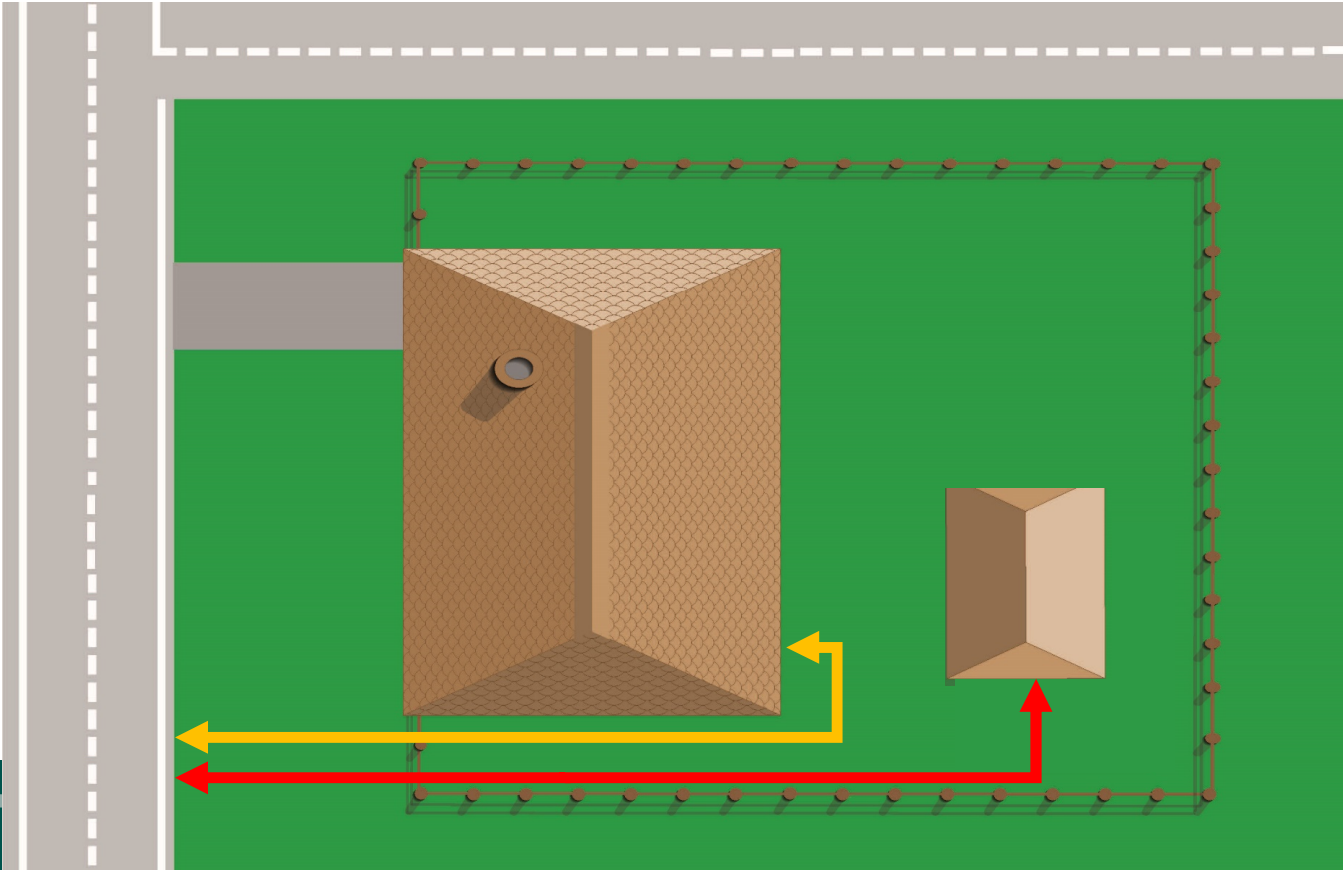
21'4"  
(6.5 m)

7'10"  
(2.4m)



# Access to the street for **all ADUs**

Min. path of travel  
= 1.2 m



# Public Comments – Open House

## Support ADUs provided that:

- On-street parking is not impacted;
- They meet Ontario Building Code;
- They are not too tall;
- They are not used for short-term rentals; and
- No change in property values.



# Public Comments – Open House

Still have concerns about ADUs because of:

- Impacts to stormwater drainage; and
- Adding density to neighbourhoods that cannot support it.



# Next Steps

- ✓ Open House (April 4)
- ✓ Statutory Public Meeting (May 1)
- Finalize amendments for a future Planning & Development Committee

