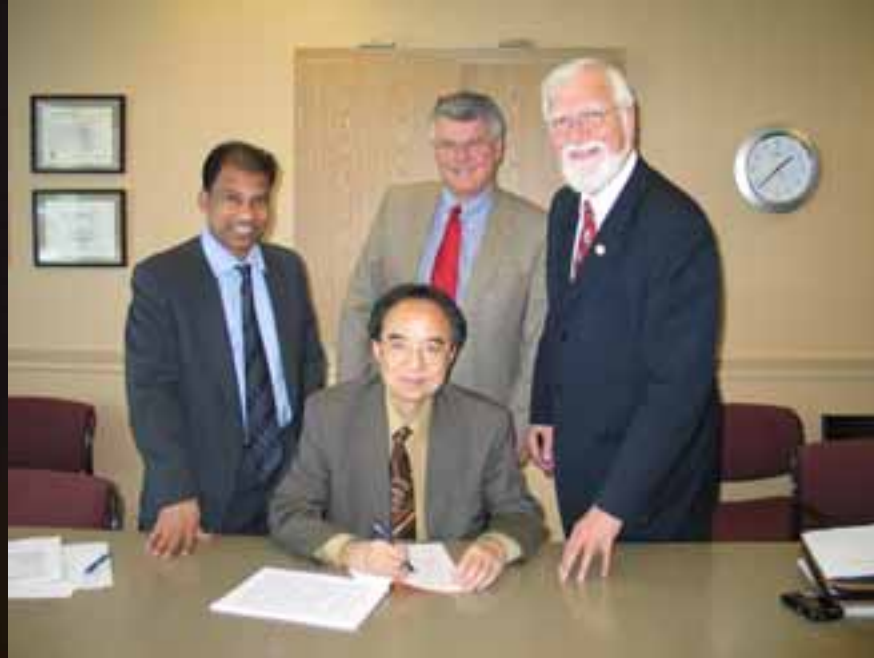




Markham's Proposed Policy for Second Suites

May 20th Statutory Public Meeting
Of Development Services Committee

Subcommittee on Second Suites



- June 2007: Subcommittee asked to look at options for a new strategy that would apply wider zoning permissions for second suites
- March 2008: Council adopted Subcommittee recommendations that:
 - a Public Open House be held to receive input on a new strategy
 - staff report back on action plan for implementation
 - a Public Meeting be held to consider zoning



Markham's Proposed Policy for Second Suites

Background Context

Chronology of Council Actions

- Oct 2000: Markham Taskforce Recommendations
- June 2001: PwC retained to conduct focus groups
- June 2002: Direction to prepare a strategy
- March 2003: Request for analysis of strategy options
- March 2005: Adoption of new procedures
- June 2006: Adoption of new Driveway By-law
- June 2007: Establish Subcommittee
- March 2008: Decision to hold Open House
- April 2008: Public Open House

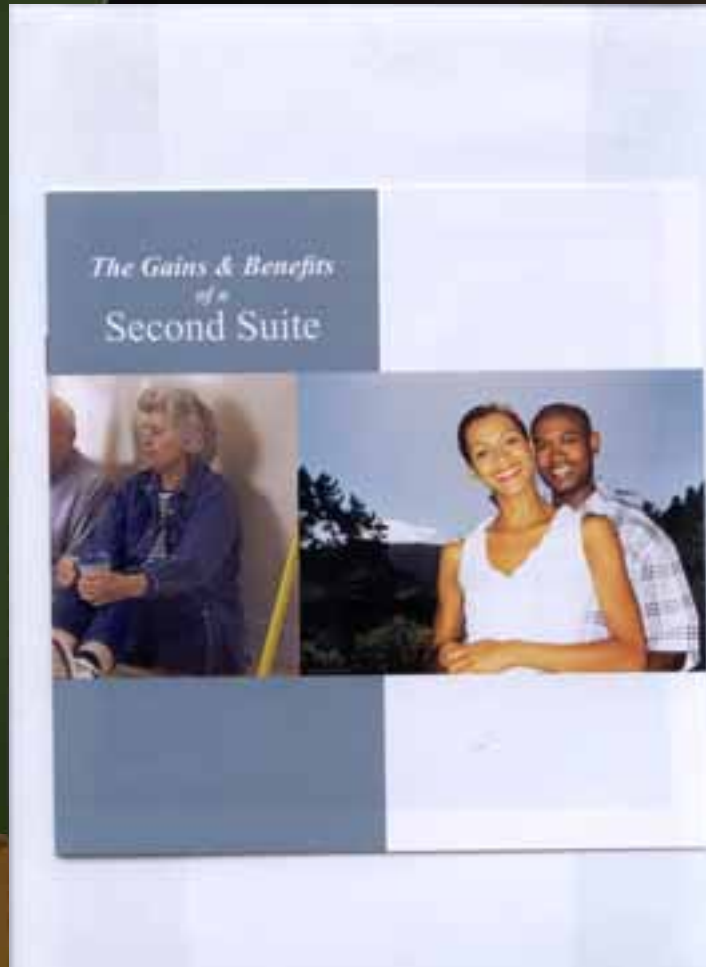


What is a second suite?



- A second suite is a single self-contained rental apartment in a house
- Many second suites are basement apartments, but they can be installed on any floor of a house
- A second suite has its own locked entrance and contains its own kitchen and bathroom

Potential Benefits



- Increase rental housing supply
- Provide rental housing opportunities for small households including young adults, seniors, etc.
- Provide income to homeowners and flexibility to offset ownership or maintenance costs
- Less physical and visual impact than rental apartment buildings
- Contribute to the "sustainability" of existing housing stock and service delivery in Markham
- Regulating and permitting second suites will improve life safety of estimated >2500 illegal suites



Markham's Proposed Policy for Second Suites

Proposed New Policy for Second Suites

Proposed New Policy

- The Subcommittee has recommended a proposed new strategy for second suites for public review and input
- The key strategy components are:
 - a second suites zoning by-law
 - amendments to the Town's Registration By-law and Property Standards By-law
 - a comprehensive public education program
 - an 18 month monitoring program



Zoning

- Second suites in single detached and semi-detached houses subject to specified standards, including:
 - must be secondary to the principal dwelling unit
 - a minimum gross floor area requirement
 - shall not be conspicuous from the street or change the appearance of the dwelling
- This provides equitable zoning for second suites across Markham and maximizes the potential use of housing stock



Safety

- Re-inspection and registration every three years or upon change of ownership will help maintain compliance with building and fire safety codes
- This will increase the life safety of residents in houses with second suites



Compliance

- Requirement for more frequent re-inspection and registration
- Revocation of registration if compliance with relevant standards is not maintained
- New Internal Property Standards requirements
- This will increase landlord accountability for compliance with all building and fire safety codes, zoning and property standards, including driveway width and parking standards

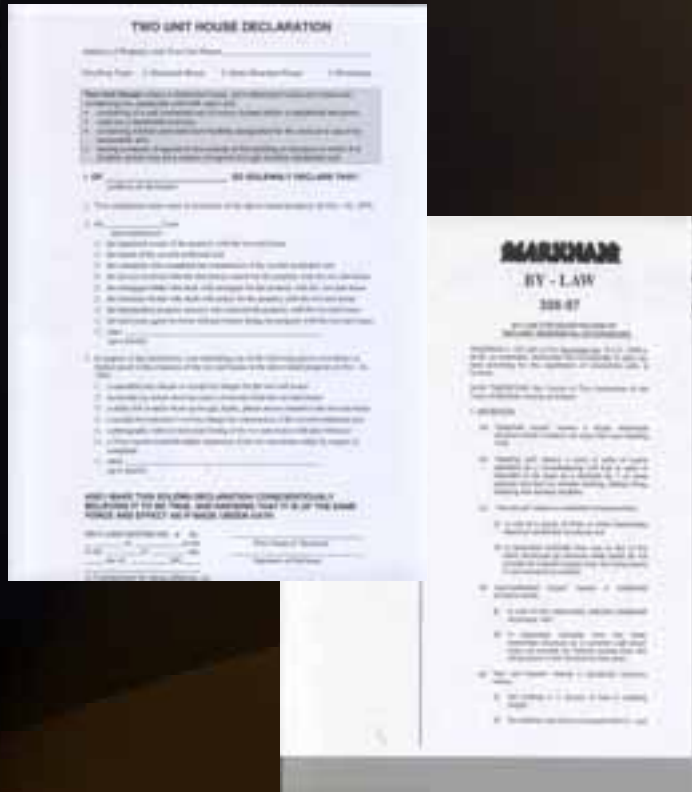


Education



- A public education program to:
 - educate residents about the benefits of second suites
 - provide information on how to register a second suite
 - promote registration including an incentive program
 - promote life safety and encourage compliance
- This will increase public knowledge of second suites and ensure the highest level of customer service

Monitoring



- An 18 month monitoring program to track:
 - inspection and registration including effect of incentive program
 - internal property standards inspections
 - registration renewal
 - need for licensing in the future
- This will measure the success of strategy and report on any further changes required to strategy components



Markham's Proposed Policy for Second Suites

Public Input on Proposed
New Strategy for Second Suites

Opportunity for Public Comments

Notice of Public Open House
Proposed Policy to Permit Second Suites
(Including Basement Apartments)

Members of the public are invited to an Open House to learn about and provide input on Markham's proposed new policy on second suites:

Wednesday, April 16, 2008
6:00 p.m. - 8:30 p.m.
(Open House: 6:00 p.m.; Presentation: 7:00 p.m.)
Town of Markham Civic Centre (Great Hall)
881 Town Centre Boulevard

What is a second suite?
A second suite is a common name for a **basement apartment**, an accessory apartment or another form of secondary residential unit in a house that contains no more than one other residential unit.

What is Markham's current policy for second suites?
Houses with second suites are generally not permitted in Markham, except in specific areas where the zoning permits them, or where a second suite existed on November 16, 1995 and is recognized as a permitted use under provincial legislation.


A house containing a second suite must be registered with the Town and comply with building and fire safety codes and property standards.

What is Markham's proposed new policy for second suites?
In February 2008, Council decided to hold an Open House to receive input from the public on a proposed new policy for second suites that would include:

- **Zoning:** Equitable zoning permission for second suites in single detached and semi-detached houses across Markham, subject to specified zoning and property standards, and compliance with the Town's new by-law to control extended driveways.
- **Safety:** Improved life safety and landlord accountability by requiring registration of houses with second suites every three (3) years (or upon change of ownership), to maintain compliance with all building and fire safety codes, property standards, etc.
- **Education:** A public education program providing information on how to register a second suite and comply with building and fire safety codes and property standards.

Those interested in second suites (basement apartments) are strongly encouraged to attend.

For more information, a copy of the Subcommittee on Second Suites Recommendations Report is available on the Town's website at www.markham.ca under "Quick Links - Major Planning Studies," at the Development Services Counter at the Markham Civic Centre or by phoning Development Services Inquiry at 905-477-7000 ext. 4863.



Opportunities for public input:

- April 16th Open House discussion / comment sheet
- Town website material / submit comment sheet
- www.markham.ca under Quick Links - Major Planning Studies
- Phone or email Town staff or Subcommittee members
- May 20th Development Services Committee Public Meeting / written submissions or deputations (to be scheduled)

Public Comments



- May 20, 2008 information report to DSC on Public Input on Proposed New Strategy for Second Suites
- Over 110 residents attended public open house and over 25 written submissions have been received to this date
- In general, support for increased regulation and permission of second suites in Markham
- Most common concern: how it would be implemented



Markham's Proposed Policy for Second Suites

Public Input on Proposed Zoning By-law Amendment

Zoning By-law to be amended to add permissions for second suite & standards

To ensure second suite is secondary to the principal dwelling unit & large enough for human habitation:

- the maximum gross floor area of the second suite shall be no more than 45% of the gross floor area of the building
- the second suite must be at least 35 m² (375 sq. ft.)

To ensure second suite is inconspicuous from the street and doesn't change the character of the dwelling:

- only one dwelling unit in the building may have a door(s) in a wall facing the street, and
- no additional parking will be required for the second suite, but all parking provided consistent with the Town's Parking By-laws

Discussion

- Proposed New Strategy for Second Suites
- Proposed Second Suites Zoning By-law Amendment

