

City of Brampton Second Units Policy Review

Public Consultation Summary Report

July 2012



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This consultation summary report was prepared by Lura Consulting. Lura is providing third-party facilitation services to the City of Brampton as part of the Second Units Policy Review. This summary report is not intended to provide verbatim accounts of workshop presentations and discussions. Rather, it summarizes and documents the public feedback received both during the workshops and afterward via direct correspondence with the project team. If you have any questions or comments regarding the report, please contact either:

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CONSULTATION OVERVIEW

Backdrop for Public Consultation

Second units – also known as accessory or basement apartments, secondary suites/units, two-unit housing, “granny flats” and in-law flats – are self-contained residential units with kitchen and bathroom facilities within dwellings or within structures accessory to dwellings. In response to Provincial legislation requiring municipalities to allow second units in residential dwellings, the City of Brampton has initiated a Second Units Policy Review.

Consultation Purpose and Format

The City of Brampton hosted a series of five (5) public workshops in June 2012 as part of the Second Units Policy Review. The purpose of the workshops was to inform Brampton residents about the policy implications of Provincial *Bill 140: Strong Communities through Affordable Housing Act (2011)* and to obtain feedback on the City’s proposed approach to implement second unit policies. This proposed approach is intended to address both existing illegal or unregistered units as well as new units that could be created within existing or new residential dwellings.

The workshops were held across the City of Brampton on the following dates:

Date of Workshop	Location	Attendance	Workshop Facilitator
Monday June 4, 2012	Cardinal Ambrozic Catholic Secondary School 10 Castle Oaks Crossing	45	David Dilks, Lura Consulting
Wednesday June 6, 2012	Bramalea Secondary School 510 Balmoral Drive	47	David Dilks, Lura Consulting
Wednesday June 13, 2012	Louise Arbour Secondary School 365 Father Tobin Road	56	Jim Faught, Lura Consulting
Thursday June 14, 2012	Mount Pleasant Village Community Centre, 100 Commuter Drive	20	David Dilks, Lura Consulting
Monday June 25, 2012	Chris Gibson Recreation Centre 125 McLaughlin Road	57	Jim Faught, Lura Consulting

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At each workshop, City staff delivered a background presentation that provided the context for *Bill 140*. In addition, the presentation outlined the City's proposed approach to implementing second unit policies in Brampton. Immediately following the presentation, workshop participants had an opportunity to ask questions of clarification about *Bill 140* and the Second Units Policy Review process.

The remainder of the workshop was dedicated to facilitated breakout group discussion where participants could provide their comments on the proposed approach and offer feedback for the City to consider. The breakout discussions were organized around a series of questions contained in the Workshop Discussion Guide, which each participant received upon arrival at the workshop. A copy of the Discussion Guide, which includes the workshop agenda, is available in Appendix A. Following the breakout group discussions, each table facilitator reported the highlights from their small group discussions to all workshop participants.

Opening Remarks

At the start of each session, the Lura Consulting facilitator welcomed attendees and reviewed the format of the workshop, providing an overview of the Agenda and the Discussion Guide (*Appendix A*). In addition, participants were made aware of the opportunities to ask questions and provide feedback both during and after the workshops. The facilitator noted that participants could hand in their individual Discussion Guides at the end of the workshop or up until July 8, 2012. Lastly, the workshop facilitator explained to participants that Lura Consulting would be preparing a summary report on the workshop proceedings, incorporating the feedback from the workshop discussions and written comments in submitted Discussion Guides.

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Presentation: Second Units Policy Review

Henrik Zbogor, Acting Director, Planning Policy and Growth Management, City of Brampton, provided a presentation at each workshop about Brampton's proposed approach to implementing Provincial *Bill 140: Strong Communities through Affordable Housing Act (2011)* and the City's Second Units Policy Review. The following are key points from Mr. Zbogor's presentation:

- Second units are defined as self-contained residential units with kitchen and bathroom facilities within dwellings or within accessory structures, with a separate means of access
- Second units are sometimes referred to as accessory apartments, basement apartments, secondary units/suites, two-unit housing, "granny flats", or in-law flats.
- The Ministry of Municipal Affairs and Housing released the Long Term Affordable Housing Strategy in November 2010. The Housing Strategy introduced *Bill 140: Strong Communities through Affordable Housing Act, 2011*. The Bill was passed into law on May 4, 2011. *Bill 140* seeks to create more affordable housing units in cities across Ontario. One of the ways it does this is by amending the *Planning Act* by adding "affordable housing" to the list of Provincial Interests and requiring municipalities to put in place Official Plan policies and Zoning By-law standards that allow second units in detached, semi-detached and townhouse dwellings, or within accessory buildings such as above laneway garages. It also eliminated appeal rights to the Ontario Municipal Board (OMB) for second unit policies.
- Changes to the *Planning Act*, in respect of *Bill 140*, came into effect on January 1, 2012. Many municipalities across the GTA are now exploring ways to comply with the legislation. Municipalities that do not currently have second unit policies are required to amend their planning documents before or at their next five-year Official Plan review.
- Municipalities will be responsible for determining locations and zoning standards that should apply to second units.
- All second units must comply with the Ontario Building Code, Fire Code, and property standards. The new legislation does not legalize or "grandfather" any existing second unit that does not comply with these requirements.
- Under *Bill 140*, second units are to be permitted in existing residential communities and in new developments.

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- Currently, in Brampton second units are only permitted through a rezoning process.
- Units created before November 16, 1995, are considered Legal-Non-Conforming. There are approximately 2,800 such units registered with the City.
- It is conservatively estimated that approximately 30,000 illegal units exist in Brampton today.
- To comply with *Bill 140*, staff is working to develop recommendations for adding/amending second unit policies in Brampton's Official Plan and Zoning By-law. As part of the Second Units Policy Review, City staff will:
 - Review and analyze potential issues associated with second units, and arising from implementation of *Bill 140* requirements;
 - Engage the public and obtain their input on second units;
 - Create a solution focused on health and safety;
 - Identify staffing and financial implications of implementing second unit policies; and,
 - Establish as-of-right permissions for second units in the Official Plan and Zoning By-law, subject to performance standards.
- The approach currently being considered by staff for all second units includes:
 - A registration process and fee.
- The approach currently being considered by staff for existing and unregistered second units includes:
 - An amnesty period for one year (from registration fees and/or Zoning By-law standards);
 - Mandatory compliance with all applicable Building and Fire Code requirements; and,
 - Change of use permit – may require renovating or upgrading units.
- The approach currently being considered by staff for new second units includes:
 - Allowance for new second units to be created City-wide;
 - Specific standards to be defined in the Zoning By-law, such as: location of entrances, lot frontage, additional on-site parking, unit size (% of house square footage and/or number of bedrooms); and,
 - Licensing for units that are not owner-occupied.
- The potential outcomes/implications of implementing the second units policy in the City of Brampton include:
 - Increased supply of affordable housing across the City;
 - Increased opportunity for illegal units to be registered;
 - Additional pressure on municipal services and infrastructure;

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- Additional on-street parking and traffic;
 - Impacts to host communities; and,
 - Significant impact on Building and Fire Services staff.
- Property taxes are based on the value and tax class of the property. The number of people occupying a home is not a factor in determining the property's assessed value. A second unit does not have a significant impact on a property assessment; it is viewed in the same light as a finished basement. Revised value assessments are only done by the Municipal Property Assessment Corporation (MPAC), not the City of Brampton.
- The public workshops held in June 2012 are the first step of the consultation process for the Second Units Policy Review. Input received at the workshops will be considered when drafting the Official Plan Amendment and Zoning By-law.
- Draft policies will be available to the public prior to the Statutory Public Meeting to be held as part of the Second Units Policy Review. A Statutory Public Meeting is targeted for late 2012/early 2013.



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SUMMARY OF PUBLIC FEEDBACK

This summary of public feedback provides a synthesis of input from collected Discussion Guides, small table breakout group discussions, and submissions via the City of Brampton website. The summary reflects written feedback from twenty-eight (28) Small Table Discussion Guides, forty-three (43) Individual Discussion Guides, six (6) internet submissions, and thirteen (13) table flipchart notes.

The workshop discussions were guided by a series of discussion questions in the Discussion Guide regarding four main topics:

1. Existing and Unregistered Second Units;
2. New Seconds;
3. Potential Impacts on Your Community and City; and
4. Other Comments.

The following is a high level summary of the key feedback themes emerging from the five public workshops and the written submissions, organized under the topics listed above. A complete compilation of written comments can be found in Appendix C.

Existing and Unregistered Second Units

1. Proposed Approach

- Some participants agreed with the City's proposed approach for existing and unregistered second units.

a. Amnesty Period

- Many participants agreed that an amnesty period is required. However, there was no agreement on the appropriate length of time

for an amnesty period (suggestions ranged from 3 months to 3 years).

- Some individuals felt that there should be no amnesty period.
- Participants had questions about the length of time homeowners would have to comply with fire and building code requirements.

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b. Registration Process and Fees

- Most participants felt the City should develop a simple step-by-step registration process for existing and unregistered second units.
- Some participants felt that registration fees should be implemented for all existing and currently unregistered units.
- Some participants were also concerned that registration fees would discourage registration and should be waived.
- A few individuals suggested that registration be an annual process, requiring an annual fee and re-inspection of the unit.
- Some participants felt that the fines for non-compliance / non-registration should be much greater than the registration fee.
- Some participants suggested that home owners who come forward for registration within the first year (amnesty period) should be exempt from fees.
- Some participants suggested that registration fees be higher for homes that are not owner-occupied.
- Some participants felt that registration fees should be determined based on the total municipal costs to undertake the exercise of registering and inspecting second units.

2. Unit Specifications

- Many participants felt that parking should be provided for second unit tenants, either on-site or on the street.
- Some participants suggested that the City should limit the size of second units.
- Some participants felt that entrances to second units should be located on the side of the house, not the front.

3. Incentives

- Some participants felt incentives are needed to encourage second unit owners to come forward for registration.

4. Enforcement and Compliance

- Many participants were concerned about the City's inability to enforce the second units policy due to a lack of legal "right-of-entry" into homes without the homeowner's consent.
- Some participants encouraged the City to lobby the province to change the right-of-entry regulations.
- Some participants suggested fines and penalties should be put in place for non-compliant / illegal units.

5. Public Awareness and Education

- Some participants felt the City should increase public awareness about second units, related safety and fire codes, the need for affordable housing, and associated registration and renovation costs.

6. Non-Owner Occupied Units

- A number of participants were concerned about absentee landlords and suggested separate licensing standards and higher fees for non-owner occupied dwellings.

7. Fire and Building Code Requirements

- Participants agreed that safety of tenants is very important; therefore all second units must comply with the most up-to-date fire and building codes.

8. Financial Impacts

- Some participants were concerned about the financial implications of renovating/upgrading units to comply with the proposed second units policy.
- A few participants suggested that the City should provide financial assistance for home owners to make their units compliant.

9. Temporary Housing

- Some participants were concerned about possible student housing / rooming houses being implemented in the City of Brampton. They felt such housing would negatively impact property standards and aesthetics.



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New Second Units

1. Proposed Approach

- Some participants agreed with the City's proposed approach for new second units.
- a. *Registration Process and Fees*
 - Most participants felt the City should develop a simple step-by-step registration process for new second units.
 - Some participants felt that new second units should be registered immediately upon completion.
 - Many participants felt that the registration process and fees should be the same for existing/unregistered second units and new second units.
 - Some participants felt the registration fee should cover the cost of inspections and processing the application, and should clearly outline what portion of the fee pays for what.
 - Some participants were concerned that registration fees would discourage registration.
- b. *Unit Specifications*
 - Many participants agreed that new second units should be restricted with respect to unit size and/or the number of bedrooms.

Unit Specifications Cont.

- Many participants felt that the size of the second unit and the number of bedrooms should be based on the total square footage of the house.
- Some participants felt that there should be no restrictions placed on new second units (e.g. size of unit, bedroom number).
- A few participants felt that new second units should not be permitted in townhouses due to limited space and lack of available parking on the property.
- A few participants felt that the second units policy should also restrict the number of people permitted to live on a property.
- c. *Parking*
 - Many participants were concerned that tenants of second units would park on the street causing congestion and safety issues.
 - Some participants felt that homeowners should provide on-site parking for tenants (e.g. on driveway or in garage).
 - Some participants felt that new second units should not be limited by any parking requirements, and that public transit use should be encouraged.

- Some participants felt that on-street parking would be sufficient for second units.

2. Enforcement and Compliance

- Many participants felt that the City should be actively enforcing the new second units policy as soon as it is put into effect.
- Some participants felt that more staff and funding will be needed to implement enforcement.
- Some participants were concerned about the City's inability to enforce the second units policy due to a lack of legal "right-of-entry" into homes without the homeowner's consent.



3. Zoning

- Many participants felt that second units should be permitted City wide.
- Some participants felt second units should not be permitted in certain areas of the City.

4. Fire and Building Codes

- Many participants agreed that new second units should comply with the most up-to-date fire and building codes.



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Potential Impacts on Your Community and City

Affordable Housing

- Many participants felt *Bill 140* and an appropriate second units policy would provide an opportunity to create, increase and preserve affordable housing in the City of Brampton.
- Some participants were concerned that tough requirements and restrictions on second units will reduce available affordable housing.

Municipal Services

- Many participants felt that implementing second unit policies will put pressure on City services such as police, fire, sewer, water, garbage, public transit, health care, schools, infrastructure, and recreation facilities, due to the large influx of residents.

Traffic and Parking

- Many participants felt that an increase in second units would increase traffic and congestion.
- Many participants were concerned that an increase in second units would increase on-street parking, which is already an issue in the City of Brampton.

Property Tax

- Many participants voiced concerns about the property tax implications of second units (e.g. would a second unit increase overall property tax for the home owner?).
- Some participants felt that home owners with second units should pay additional property taxes due the additional income they derive from the unit, and the number of people living in the home and using City services.
- Some participants were concerned that second unit tenants are not paying their fair share of taxes to cover municipal services.
- A few participants felt that taxes should be based on the number of people living in the home.
- A few participants suggested that MPAC should revise how property taxes are calculated for homes with second units.
- A few participants were concerned about potential tax evasion.

Property Standards and Property Values

- Many participants were concerned that an increase in second units would reduce property values and property standards in the City of Brampton.

Public Transportation

- Many participants felt that more reliable and widely available public transportation will be needed to accommodate the influx of second unit tenants.

Safety, Noise, and Quality of Life

- Some participants were concerned that an increase in second units may lead to increased crime and reduced quality of life.
- Some participants were concerned about increased noise caused by second unit tenants.

Schools

- Many participants felt that an increase in second units would cause overcrowding in schools, and put pressure on the local school boards.

Health Services

- Many participants were concerned about the impact on health services (e.g. increased hospital wait times, lack of family doctors).

Garbage

- Many participants were concerned about the negative impact on garbage (e.g. garbage accumulation at the curb, illegal dumping, the need for additional garbage pick-up, restriction of the two bag limit, cost of additional garbage bag tags etc.).

Job Creation and Economic Growth

- A few participants felt that implementing second unit policies would have a positive impact on the economy and job creation.

No Change

- Some participants felt that implementing second unit policies would have no impact on the City of Brampton, given that over 30,000 illegal units exist and the tenants are currently using municipal services and infrastructure.



Other Comments

Proposed Approach

- Many participants encouraged the City to develop and implement a balanced and clear second units policy for the City of Brampton.

Separate Meters

- A few participants suggested the installation of second water and utility meters for second units.



Supporting Regulations

- A few participants felt the City should review relevant by-laws and policies to ensure the second unit policies align with existing regulations.

Accurate Data

- A few participants felt the City should implement a survey or on-the-ground research to gather the correct data regarding exiting second units.



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QUESTION AND ANSWER PERIOD

Following the presentation at each workshop, participants had a chance to ask questions of clarification about the content presented in the presentation. For a summary of all the Questions and Answers posed during the public workshops, organized by topic, please see Appendix B.



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NEXT STEPS AND CLOSING REMARKS

At the conclusion of each workshop, Henrik Zbogar, Acting Director, Planning Policy and Growth Management, City of Brampton, thanked all participants for attending and reiterated that the workshops should be viewed as the starting point for determining how Brampton will implement second unit policies. He explained that the next steps for the Second Unit Policy Review will include developing a refined approach for existing/unregistered and new second units, as well as preparation of a draft Official Plan Amendment and Zoning By-law (Fall 2012). In addition, Mr. Zbogar noted that draft documents will be circulated for public and agency review and a Statutory Public Meeting will be held in late 2012/early 2013.



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APPENDIX A: Discussion Guide

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Public Consultation Sessions – June, 2012

Discussion Guide

Dates and locations:

Monday, June 4, 2012

Cardinal Ambrozic Catholic Secondary School
10 Castle Oaks Crossing

Wednesday, June 6, 2012

Bramalea Secondary School
510 Balmoral Drive

Wednesday, June 13, 2012

Louise Arbour Secondary School
365 Father Tobin Road

Thursday, June 14, 2012

Mount Pleasant Village Community Centre
100 Commuter Drive

Monday, June 25, 2012

Chris Gibson Recreation Centre
125 McLaughlin Road

Please use this Discussion Guide to provide feedback during the breakout groups.

Background

Second units are self-contained residential units with kitchen and bathroom facilities within dwellings or within accessory structures, and are also referred to as accessory apartments, basement apartments, secondary units/suites, two-unit housing, “granny flats”, or in-law flats.

The Ministry of Municipal Affairs and Housing introduced *Bill 140: Strong Communities through Affordable Housing Act*, 2011 in November, 2011. To further expand affordable housing opportunities, Bill 140 requires municipalities to implement official plan policies and zoning by-law provisions to permit second units in detached, semi-detached and townhouse dwellings.

AGENDA

- 7:00 pm Welcome and Agenda Review
- 7:05 pm Presentation: Bill 140 Background and Proposed Approach
- 7:20 pm Question Period
- 7:35 pm Group Discussions
- 8:30 pm Highlights of Group Discussions
- 8:55 pm Wrap Up

In order to comply with Bill 140, Brampton is required to implement policies in the Official Plan and performance standards in the Zoning By-law to permit second units as-of-right. Brampton is proposing an approach to implement second unit policies for public discussion. The proposed approach is intended to address existing illegal units and new units that could be created within existing or new dwellings.

1. **Existing and Unregistered Second Units**

Illegal second units may present a danger to tenants and homeowners if Building and Fire Code requirements have not been complied with. Legalizing all existing second units within the City provides an opportunity to ensure compliance with Building and Fire Codes. We are proposing to provide a one-year amnesty period (and waiving or reducing registration fees) in order to provide an incentive for homeowners to register illegal units. All units would be required to comply with applicable Building and Fire Code requirements, and upgrades may be necessary.

- a. *What do you think about the proposed approach for existing and unregistered second units?*

b. *What concerns do you have with the proposed approach?*

c. *What would you change about the proposed approach?*

2. **New Second Units**

Through the introduction of provisions and clear performance standards in the zoning by-law, the City would be able to ensure that new second units within detached, semi-detached and townhouses are located in neighbourhoods that can best accommodate additional units. We are proposing to require additional on-site parking for a second unit. In addition, we are proposing to restrict the size and/or number of bedrooms within a second unit.

a. *What do you think about the proposed approach for new second units?*

b. *What concerns do you have with the proposed approach?*

c. *What would you change about the proposed approach?*

3. Potential Impacts on Your Community and City

a. *What impacts do you think second units would have on your community and services in general? How should the City deal with these impacts?*

4. Other Comments

Please leave your completed Discussion Guide on your table at the end of the session. If you need more time, you may also send your comments by fax to 905 874-2099 or email to: claudia.larota@brampton.ca **no later than July 8, 2012**

Name	Address	Email/Phone #

Notice With Respect to the Collection of Personal Information

Personal information collected at this workshop is being collect pursuant to the Planning Act, R.S.O. 1990, c.P. 13 and will be retain^ed, used, disclosed and disposed of in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c>m.56. All names, addresses, opinions and comments collected will be used to assist in making a decision on this planning matter and may be disclosed as part of a public report, future public meetings or as part of the planning process. Question regarding this collection may be directed to Manager of Records Services, Management and Administrative Services Department, The Corporation of the City of Brampton, 2 Wellington Street West, Brampton, L6Y 4R2, (905) 874-2109.

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APPENDIX B: Question and Answer Period

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QUESTION AND ANSWER PERIOD

Following the presentation at each workshop, participants had a chance to ask questions of clarification about the content presented in the presentation. The following is a summary of all the Questions and Answers posed during the public workshops, organized by topic.

Property Taxes

Question	Answer
What is MPAC?	➤ MPCA is the Municipal Property Assessment Corporation. It is a Crown corporation.
Will the City be giving MPAC the information from people who register their units? As a result, will this affect and raise the property taxes for these homes?	➤ Yes. All applications to the City for building permits are passed on to MPAC. As an example, when a building permit is required for a renovation or construction project that information goes to MPAC. MPAC is responsible for conducting your property assessment to determine your property tax rate. If you want to build a second unit in your basement, you go the City and obtain a permit, and that information is passed on to MPAC. Taxes will not necessarily be raised as a result of the second unit, but this will be determined by MPAC.
Is there a significant difference between the property tax rate of two similar houses where one house has a second unit and the other just having a regular finished basement?	➤ Questions related to property tax assessment should be directed to MPAC. It is the City's understanding that a second unit and a finished basement add similar value to a home, which translates to about \$100 to \$200 of property tax.
Is there a recommendation to change the way municipal property taxes are calculated? Why should everyone's taxes go up to pay for municipal services while	➤ The City is not responsible for determining property tax rates. Assessments are conducted by MPAC. Please make note of your point in your discussion guide and we will take it into consideration when we prepare a response letter to the Province outlining some of our

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Question	Answer
landlords are collecting income on their second unit?	concerns around the implementation of <i>Bill 140</i> .
If you register your second unit, will you be zoned as a two family unit rather than a single family unit? Will this change taxes?	➤ The number of families living in a home is not a factor in determining its zoning. The tax rate will only change when there are more than 7 units in a dwelling.
My neighbourhood is full of single family homes; however, I live in a single family home and my neighbour's property has 3-4 rental units within it. We pay the same amount of property taxes but they use more City services. They have more garbage, use more water, send their children to our schools, etc. How is that property tax structure fair?	➤ MPAC is responsible for determining municipal property tax rates in Brampton. It is our understanding that the formula currently used by MPAC does not consider the number of people living in a house.

➤ Existing and Unregistered Second Units

Question	Answer
What is your plan to approve existing units that do not conform to the Ontario Building Code (OBC)? Will you require the unit to be demolished if it is not 'up to code'?	➤ Every unit that is registered must adhere to Fire and Building Code requirements. If an existing unregistered unit does not meet those requirements it will need to be renovated or removed. If a property owner does not register their unit or perform a property inspection to ensure they comply with the building codes then the unit will be considered illegal.
In your presentation you mentioned that there are approximately 30,000 illegal units in the City of Brampton. I believe the real figure is much bigger than that. The City	➤ The figures provided in the presentation are an estimation based on readily available information. We understand that the number of illegal units across the City could be higher than what was presented

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Question	Answer
should ensure they have accurate figures so they can, with certainty, understand how large the issue is.	
Will existing registered, legal apartments need to re-register as a result of this process?	➤ We are not proposing any changes for existing registered units. If they are already considered legal, registration would not be required.
Since this by-law will not be implemented until 2013, what by-law is in place today to control illegal second units? How do we address existing illegal units today?	➤ Currently, building owners are required to go through a re-zoning process in order to have a legal second unit. If you suspect that a building has illegal rental units within it, you can call the City of Brampton to lodge a complaint with By-Law Enforcement. Once a complaint has been made, the City will go to the property to assess the situation and determine the legality of the unit.
What are you proposing to do with existing legal units that were registered 16 years ago and will likely comply with fire and building codes? Why have they not been re-inspected in the last 16 years? Why are they being made 'illegal' as part of this new process?	➤ I believe you are referencing basements apartments that were "grandfathered" before 1996. Those units are registered with the City and comply with Fire and Building Code requirements. We are not intending to make them 'illegal' and will not be re-inspected if they are already considered legal.
Recently, I read an article in the local paper which stated that the City was considering requiring second units to have an entrance at the back of their property. Is there a City by-law that restricts the entrance location to the backyard?	➤ Part of the Second Units Policy Review process involves developing a set of criteria for what constitutes a legal second unit – including the location of the unit's entrance. There is no current by-law that restricts entrances to the backyard.
You mentioned that there are 30,000 illegal units in Brampton. If this is the case, these people are already using City facilities and services. The Province has already said that	➤ An important factor to consider is the safety of our community. The City is concerned that many existing units do not meet existing Fire and Building codes and may be unsafe for people to live in. We want to ensure all second units are registered and meet the necessary building

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Question	Answer
affordable housing is important and passed a law to create more units in our Cities. The City should simply legalize the existing units.	requirements so all Brampton's residents are safe.
What is the total number of free standing residential buildings in the City of Brampton? That figure would be helpful in determining the total percentage of homes that have second units.	➤ According to the 2006 Census, Brampton had approximately 96,700 detached, semi-detached and townhouse dwelling units. If we estimate that the City has approximately 30,000 second units or more, that would indicate that more than 30% of homes have a second unit.
Has the City done any research to see if there have been any fires in these 30,000 illegal second units?	➤ According to our data, no fatalities have been recorded in second units.

New Second Units

Question	Answer
With respect to the proposed approach for new second units, will a minimum or maximum unit size be required? Or, the number of bedrooms allowed per unit?	➤ What was outlined in the presentation was a proposed approach as a starting point. We could restrict the size of the second units or the number of bedrooms within the unit. We would like to get your input on what you think is the most suitable approach.
Can neighbours comment on applications to build a second unit on a nearby property?	➤ Unless there is a request for a variance there will likely be no public process for neighbours to comment on. The registration process will likely be similar to the building permitting process. As long as the unit complies with the zoning by-law and building code it goes forward and there is no public notice required.
What about basement apartments in new homes?	➤ Units in new homes will need to be inspected and approved. They will also be subject to the zoning by-law and fire and building codes requirements.

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Question	Answer
If the basement is finished by the builder and includes a kitchen do we still need to register our second unit?	➤ If the unit has a separate kitchen, bathroom and entrance it is considered a second unit. Builders cannot currently construct a legal second unit. Once the policies to permit second units are in place, new units will be required to register.
Can you expand on the zoning by-law standards for second units such parking, bedroom number, unit size, location of entrance to the unit, etc.?	➤ The unit standards/requirements for second units are up for discussion as part of the Second Units Policy Review. For example the City could limit the floor area to 40 % of the principle dwelling, require an entrance from the side or back of the house, and/or require parking on site. We are looking for your feedback on the best method for ensuring the safety of tenants in second units, which could include creating unit standards across the City.

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Consultation Process

Question	Answer
How long will the consultation process be? When will the proposed approach be given to City Council?	➤ It is expected that Council will review the staff recommended approach for second units in the Spring of 2013. The consultation process is ongoing. The formal consultation workshops will be complete by the end of June, but you can email us your comments/feedback at any point in the process. We will adapt our zoning by-laws based on feedback received and you will have time to comment again during a Statutory Public Meeting in late 2012 or early 2013. At that time we will consider comments again and revise the approach before going to Council for approval.
Will the meeting presentation be made available in Punjabi and Hindi?	➤ We will check with our corporate communications department to determine if that is possible as we want to ensure that this information is accessible to all of Brampton's residents. The Hindi and Punjabi versions of the presentation are now available on the City's website (www.brampton.ca)
How did you advertise these meeting to non-English speaking members of the community?	➤ The City put advertisements about these meetings in local Punjabi and Hindi newspapers.
With respect to the next steps slide in the presentation, will public input be sought once the by-law is drafted and before going to Council?	➤ Yes, we will go to public again before we go to Council to seek approval on the by-law.

City of Brampton – Second Units Policy Review

➡ Financial Assistance

Question	Answer
We are putting together a team of several hundred realtors and contractors to help implement the development of second units across the City. We will be a one-stop shop for second unit owners to make their units compliant – including financing, permits, etc. Will the City be willing to help the public by directing them to organizations and agencies, like ours, who can assist them?	➤ Referring residents to agencies that could provide them with assistance is something the City could consider. We are still very early in process and do not know what the final policy will include.

➡ Bill 140 and Affordable Housing

Question	Answer
I believe the spirit was to implement <i>Bill 140</i> as soon as possible. Are other municipalities implementing this right away? Was the City of Brampton not prepared?	➤ The Province has no timeline for the implementation of the provisions for the Bill. Brampton is not behind or ahead of other municipalities.
Has the City of Brampton done an assessment of other municipalities to see how they are implementing or planning to implement <i>Bill 140</i> ?	➤ We have looked at other municipalities but no one has implemented Bill 140 as of yet. Caledon already permits second units. Vaughan and Markham initiated the Second Units Policy Review process before Bill 140 came into effect. Burlington, Oakville and Toronto already permit second units and they don't need to do much to comply. We are trying to learn from other jurisdictions but are mindful that our community is unique and will have its own challenges.
Does <i>Bill 140</i> set any quota for the number	➤ As far as I know there is no quota set by the Province.

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Question	Answer
of the affordable housing units required in the City? For example, if the Province required five percent of 500,000 people we would already meet their requirement with roughly 30,000 illegal units. Should this not be addressed before we go further?	
<i>Bill 140</i> is compelling the City to implement a second unit policy. The existing illegal units are affordable and are needed for new immigrants who require affordable housing. We need to look at the positive aspects of the second units policy. The housing market prices have gone up so much that new immigrants cannot afford to buy a house. The City must come up with a solution to address affordable housing, and to ensure existing units are safe for tenants.	➤ Thank you for your feedback. Council has advised staff not to take one approach over another. We are going to conduct a thorough analysis of the issue and explore the pros and cons of different approaches to creating affordable housing units across the City.

City of Brampton – Second Units Policy Review

Garbage and City Services

Question	Answer
Garbage is supposed to be put in front of the house in one pile containing both owner and tenant waste. We currently have a two bag restriction for garbage. People don't buy extra tags but rather dump their excess garbage in parks and recreation areas or let it sit in the alleyway beside the house. Will this new policy propose changes to garbage collection for second units?	➤ This is a common concern that we have heard. We are taking a holistic approach to this policy review and want to ensure we are thinking about all aspects – including health hazards and garbage - as we move forward.
What about garbage pickup? I fear that our taxes will go up to pay for additional services and staff required to pick up garbage. However, the City cannot tax based on the number of people living in a home.	➤ That is one of the questions we have to consider.

Third and Multiple Units

Question	Answer
How will this second unit policy affect third units in the same residence?	➤ Only one additional unit will be permitted. A third unit will still be considered illegal.
What if the third unit doesn't have a separate entrance?	➤ A unit of that nature would be considered illegal since only a second unit will be permitted.

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City of Brampton – Second Units Policy Review

Registration Process and Fees

Question	Answer
Is registration voluntary or mandatory? Will City staff go out to do inspections? Registration fees should cover all the City services being used by the tenants.	➤ Registration would be required for every unit. Inspections will be done as part of the registration process.
What have other jurisdictions charged to register a second unit?	➤ Registration fees range from \$100 to \$800.
Do existing registered units need to re-register?	➤ We are not proposing to re-register existing registered units.
I have been waiting to put in a basement apartment and now it seems that the illegal unregistered units will get first choice to register their units. Is there a limit to the number of units you will allow in the City of Brampton?	➤ There is no preference or “first choice” for registering a second unit. Whether you have an existing unit or are planning to build a new unit, you will be able to register on a first come first serve basis.

City of Brampton – Second Units Policy Review

Enforcement

Question	Answer
The City went through a similar process and proposal 16 years ago and charged people \$1000 to register their units. About 3,000 people complied and registered at that time. You now have 30,000 illegal units. What will you do differently now to solve this problem?	➤ There are various ways that you can notify City enforcement staff about second units that are illegal. Once a complaint or concern is registered with the City we will conduct a site inspection to determine whether or not it is a legal unit. If it is found to be illegal, the unit will be ordered to be removed or to comply with building and fire code requirements.
How can I report a unit that is not licenced or registered?	➤ As a citizen you can call the City of Brampton By-law Enforcement at 905-458-3424 to report an illegal unit.
Who enforces the existing by-law? Is it the City or the Fire Department?	➤ The City enforces the currently by-law/standards for second units.
What happens if people do not register?	➤ We are looking to you to help us figure that out. We are still trying to determine the best way to enforce the bylaw and ensure that people register their units.
How will the City ensure that the 30,000 illegal units will register if there is no right-of-entry and therefore no ability to enforce?	➤ We have been mandated by the province to implement affordable housing as part of <i>Bill 140</i> . We need to develop a strategy that will encourage people to register their units and need your advice/input to develop the most effective policy possible.
I am concerned about people who live in these second units and basement apartments. These people want to live in a safe home. We need to ensure the City can access the units to ensure they are safe.	➤ The City will advocate for the right of entry to enforce the second units policy as part of our submission to the Province.

City of Brampton – Second Units Policy Review

Student Housing

Question	Answer
I heard that the City is trying to bring a college campus into our area. If that is the case, what is the City doing to prevent 'student ghettos'?	➤ The issue of housing is tied to higher education institutions. We don't know if a university will come to Brampton. The intent of the policy is to protect the existing character of our community while also ensuring we have safe and affordable housing for all of Brampton's residents.

Official Plan Review

Question	Answer
In your presentation you mentioned that the City needs to undertake a five year review of their Official Plan. Does that mean these policies can be cancelled after 5 years?	➤ The City is required to initiate an Official Plan review in 2013, however, unless the provincial legislation changes, second unit policies will not be removed from the Official Plan.

City of Brampton – Second Units Policy Review



Non-Owner Occupied Units

Question	Answer
Do units that are non-owner-occupied and meet fire and safety regulation have to register their unit if a family member or mother-in-law is living in the unit?	➤ A non-owner-occupied property would be someone who doesn't live in the house but rents it out as a business or investment. They would still need to register the unit.
Can you elaborate on the licensing for non-owner-occupied homes?	➤ Homes that are non-owner-occupied use second units as a means of income and/or a business. We are proposing a separate licensing process for these units. However, the exact process is unknown at this time.
Are non-owner-occupied units outside the scope of the Second Units Policy Review?	➤ We recognize there is a difference between an owner occupied and non-owner occupied unit with respect to community property standards, upkeep of property, etc. We intend to develop a specific licensing process for non-owner occupied units.



Amnesty Period

Question	Answer
When will the amnesty period start?	➤ That is something we need to determine. Once we go to Council we will propose a plan which includes the timing for the amnesty period.

APPENDIX C: Complete Compilation of Written Comments

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City of Brampton – Second Units Policy Review

Discussion Guide Results

Group Discussion and Feedback	
Existing and Unregistered Second Units	
Amnesty Period	
<ul style="list-style-type: none"> ➤ Many participants agreed that an amnesty period is required. However, there was no agreement on the appropriate length of time for an amnesty period (suggestions ranged from 3 months to 3 years). ➤ Some individuals felt that there should be no amnesty period. ➤ Participants had questions about the length of time homeowners would have to comply with fire and building code requirements. ➤ Some participants felt incentives are needed to encourage second unit owners to come forward for registration. 	<ul style="list-style-type: none"> ▪ One-year amnesty period is ample time to register illegal units ▪ Time period too long – reduce to 6 months ▪ One year time period provides time to do upgrades to meeting Fire and Building Codes ▪ Amnesty available for 2-3 years instead of one. ▪ Clarification – does the 1 year amnesty timeline mean that you have to comply with applicable codes within 1 year? ▪ Amnesty period – if 30,000 came forward, how would that be paid for? ▪ Amnesty period won't work, it hasn't worked. ▪ Amnesty is wrong - why should tax payers pay for illegal units? ▪ Extend the amnesty period to 2-3 years ▪ Amnesty period should be 2 years and 2 years to comply ▪ Amnesty should be at least 2 years to register and another 2 years to comply with code requirements ▪ Shorter amnesty with \$100 fee or free, after amnesty- charge another fee of \$800 - higher fine ▪ Amnesty – waive it after 1 year. ▪ Amnesty is a good incentive. ▪ Too long of an amnesty timeframe. ▪ Amnesty period should be as easy as possible. Those that don't should be free. ▪ 1 year not long enough to register. ▪ Longer amnesty period may be needed, esp. if family is living there, changes take time. ▪ 1 year amnesty will not encourage people to come forward – due to costs associated with upgrading unit to codes, and higher property taxes. ▪ 1 year amnesty period is not needed. ▪ Make amnesty 2 to 3 years (18 to 24 months). ▪ No amnesty at all. Not fair to taxpayers. ▪ Amnesty time is okay as long as fees are recovered, reduce but don't waive fees = incentive. ▪ No amnesty. ▪ Longer amnesty period: with approximately 8 months to make improvements. ▪ Year and a half for amnesty period. ▪ New purchasers buy a home with an existing unit, period of time to comply with Code (amnesty) ▪ Debate one year period. 2 years is too low - 3 years is better. ▪ Give people a year to complete proper renovations of units. ▪ Why do we give an incentive? One year is too long. ▪ No incentive or just 6 months. ▪ In addition to amnesty, provide additional time (6 months) to bring units up to code. ▪ Timelines to complete upgrades? ▪ Why should people with illegal units be exempt from complying with the requirements of the zoning by-law? ▪ Amnesty could be a disaster ▪ Amnesty over 1 year period – people won't be ready financially for upgrades ▪ 1 year is enough time

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City of Brampton – Second Units Policy Review

Group Discussion and Feedback	
Existing and Unregistered Second Units	
	<ul style="list-style-type: none"> Amnesty should be applicable right away No amnesty at all, or only 50% reduction of the fee Amnesty based on inspection timeline Amnesty has to be equitable between current and 1995 units Amnesty period should be as easy as possible One year amnesty to register, not lower fees Two year amnesty plus a further two years to meet requirements Amnesty but not from every requirement 6 months No amnesty Application to be submitted within amnesty period One year amnesty is too short Extend amnesty period Concerned about length of time for amnesty What are the legal ramifications of registration as it refers to amnesty? Two year amnesty period for registration Reduced fee during amnesty Fee should be \$300 during amnesty period, \$700 after amnesty period. Setting a "comply-by" date may encourage more illegal second units Units should get one time amnesty to comply
Registration Process and Fees	
<ul style="list-style-type: none"> ➤ Most participants felt the City should develop a simple step-by-step registration process for existing and unregistered second units. ➤ Some participants felt that registration fees should be implemented for all existing and currently unregistered units. ➤ Some participants were also concerned that registration fees would discourage registration and should be waived. 	<ul style="list-style-type: none"> Fees will discourage registration What would the actual cost be? One time cost or annual cost? Do not agree with waving fees for illegal units. As a taxpayer, they should not have to pay for their registration. Implement fines/penalties as consequences for not registering - fines do have significant impact. Registration fees should be paid Registration is positive – encourage safety Registration = compliance Registration fees should be based on income. Existing registered units shouldn't have to pay fees. Fees should cover multiple costs to register (City should do a cost assessment). Registration is a good thing. Honest people register. Will the registration list be available? If you register an apartment it has to be finished to ensure it is safe – no one should be living in the unit while it is under construction. Can you register more than one second unit? Encourage people to register. Allow a grace period to bring units to building and fire code standards for registered units and inflation. Yearly registration fee vs. new owner vs. number of years (renewal fee). Registration should be annual.

City of Brampton – Second Units Policy Review

Group Discussion and Feedback

Existing and Unregistered Second Units

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| <ul style="list-style-type: none"> ➤ A few individuals suggested that registration be an annual process, requiring an annual fee and re-inspection of the unit. ➤ Some participants felt that the fines for non-compliance / non-registration should be much greater than the registration fee. ➤ Some participants suggested that registration fees be higher for homes that are not owner-occupied. ➤ Some participants felt that registration fees should be determined based on the total municipal costs to undertake the exercise of registering and inspecting second units. | <ul style="list-style-type: none"> ▪ Registration fees should be self-sustaining. ▪ Higher registration for non-owner required. ▪ Registered apartments should also be required to meet today's standards and fire/building codes. ▪ No registration fee for the first year. ▪ What are the legal implications for not registering? Fines? ▪ Waive fees for permits/ registration. ▪ Make financing assistance available. ▪ Reduced fee preferred. ▪ Should have fee, if you don't have fee people will take advantage of the system. ▪ The same rules should apply consistently to all (by-law, fees, etc.) ▪ Need additional time based on upgrade requirements. ▪ Reduce fees for registration to help encourage people to legalize their units. ▪ Registration fees should be greater than what's being proposed to take into account the burden to the taxpayers. Should be linked to the homeowner. ▪ Waive 50% of the fee. ▪ Reduce cost of registration, educate people that this is something we have to do. ▪ Simplify the process of registering the units. ▪ Registration fees necessary to pay for increase in staff. ▪ Wave the fee altogether = increase encouragement. ▪ Increase fines for illegal units - hefty fines. ▪ Higher fines if found unregistered after the amnesty period concludes. ▪ Time period for permits - may depend on finished by builder. ▪ One-time fee/maybe once ownership changes. ▪ Make it easier for homeowners to register and make it affordable to register. ▪ Keep fees low. One-time fee or nominal fee. ▪ If on time fee, it should be higher fee, or should have to be renewed. ▪ Should be an online process and ability to pay fees online. ▪ No zoning restrictions. ▪ Only restrictions, people may lie to meet minimum building code and fire code. ▪ Incentive to register- if there is no enforcement, there is no huge fear to register. ▪ Increase fines for those that do not register within one year. ▪ How long would permit take to process? ▪ How will tenants be satisfied that the unit is registered? ▪ Recognition of units or general tax. ▪ What would the registration fees be after the amnesty period? ▪ What are the legal ramifications for registration and amnesty for the City? ▪ Do we force people to register? ▪ Do not eliminate or reduce fees. ▪ Process has a fear factor, be penalized (charged). ▪ If fees are high, the home owner may pass costs to tenant, making housing not affordable. ▪ Province trying to make affordable housing, but City imposing registration fees/permit fees makes it expensive ▪ Registration fee will not cover the cost of inspections and staff to process the registration. |
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City of Brampton – Second Units Policy Review

Group Discussion and Feedback	
Existing and Unregistered Second Units	
	<ul style="list-style-type: none"> ▪ Fear of the cost of registration will detract people from registering. ▪ Periodic registration - change of ownership. ▪ I should not be discouraged to register or have a period of time to pay. ▪ Should be allowed as a right. ▪ People will not come forward to register. ▪ People will realize they have too much to lose if they come forward. ▪ Registration fees should not be that high – no more than \$100 to \$500 – allow people to pay in installments. ▪ Good for owners/tenants to have a legal unit ▪ Fee should be reasonable ▪ One-time fee for renting ▪ No fee for personal / recreational use of second units ▪ Fee enough to cover expenses, but not too high to discourage applicants ▪ Process simple enough to encourage participation ▪ Waive registration / building permit fees ▪ Everyone should register, apply the same rules to everyone. ▪ Fees will discourage registration ▪ A fee that encourages people to register – a higher fee subsequently ▪ Provide incentives to register ▪ No fee in first year, or two if amnesty is two years ▪ Registration fee will not cover cost of inspection ▪ Must meet minimum requirement ▪ Simplify the process to register (reduce cost – people have a fear of costs) ▪ Nominal fee so people come forward - under \$100 ▪ Keep barriers to registrations as low as possible to encourage people to come forward – this will lead to better understanding of school needs ▪ Implement a yearly fee to have a second unit. ▪ Keep process simple. ▪ If someone is living in second unit, they must comply within one year. ▪ Agree with legalizing all second units ▪ It is not fair to make a difference between illegal / unregistered and new units. People would just build a new unit and say it had been “existing” for a longer period of time. Need a fair process for all home owners. ▪ The proposed approach is a good idea. ▪ Deal with 30, 000 under the old regime. ▪ Make compliance easy. ▪ Registration fee should outline / be prescriptive on what exactly the funds allow for.
Ownership	
<p>➤ A number of participants were concerned about absentee landlords and suggested separate licensing standards and</p>	<ul style="list-style-type: none"> ▪ Develop a different registration approach for units that are not owner occupied. ▪ Absentee landlords need to be discouraged - if they don't live in the house, they don't see the condition of the house and grounds. ▪ Different approach for units that are not owner occupied. Require licenses for these units. ▪ Non-owner occupied / “business” (renting out house and unit). ▪ What is a rental property versus owner occupied? Will their policy encourage absentee ownership?

City of Brampton – Second Units Policy Review

Group Discussion and Feedback	
Existing and Unregistered Second Units	
higher fees for non-owner occupied dwellings.	<ul style="list-style-type: none"> Non-owner occupied units are a concern. Not-owner occupied should be treated differently. License?
Unit Specifications	
<ul style="list-style-type: none"> ➤ Many participants felt that parking should be provided for second unit tenants, either on-site or on the street. ➤ Some participants suggested that the City should limit the size of second units. ➤ Some participants felt that entrances to second units should be located on the side of the house, not the front. ➤ Participants agreed that safety of tenants is very important; therefore all second units must comply with the most up-to-date fire and building codes. 	<ul style="list-style-type: none"> Pay attention to fire extinguishers and windows. Window space should be larger – access for fire fighters. Existing non-registered units must comply with Fire and Building Code If purchaser with intent to rent they must comply with Code. Should have maintenance to ensure highest standards are maintained. Regardless of the square footage of the house, only one “basement” apartment should be permitted. A landlord must not be allowed to purchase 2500 square foot house and divide it up into 3 or 4 units. No zoning requirement. Previous code - change of use. Maintain minimum building code standards. Only one additional unit per dwelling. Proof of insurance requirement for licensing. If they don't comply with fire and building code, they wouldn't register. Traditional townhouses should not be permitted to have second units, unless they're able to provide side entrances. If City provides an assessment of deficiencies and suggestions for improvement, the proposal can be supported. Limit the number of residents in units. Consider effects of existing units on neighbours (driveways/parking of commercial trucks). All units must meet current codes. Include property standard. Builders advertise finished basements that don't meet building and fire codes. Builders provide side entrances. Mandatory requirements for new / old second units. How can municipality ensure that the unit is up to code considering the code/regulation change? Safety concerns - regarding fire. Existing units to be dealt under the old building code - they should meet all safety standards of old code. Basic safety maintained. Existing units must have exterior secondary units – no entrance through garage. Both units must have different addresses, mailboxes, etc. Parking is a concern – relaxed parking rules? On street parking? Garbage should be additional for registered units – impact on taxes? Shouldn't be able to rent it out until the unit is registered and meets compliance. Should not grandfather any previous units – all must meet code. Process should be simple – only involving fire and safety issues. If no fire or safety concern, it's a very simple process Hazards will illegal uses – fire. Existing entrances should continue to be used Need one additional parking space for second units. Legalizing units shouldn't have to meet parking requirements Access to second units

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City of Brampton – Second Units Policy Review

Group Discussion and Feedback	
Existing and Unregistered Second Units	
	<ul style="list-style-type: none"> There are a lot of grey areas Variance by unit type Too many cars on the street Distinction between second units used for rental or personal/recreational use should be made Need to meet all fire and safety codes Is parking- sufficient? Parking is an issue - limit the number of cars? How to address safety issues? Maybe issue City parking permits? Legalize parking for existing tenants – use permits. Existing units should be allowed to put in side entrances. Allow for extension (enlargement) of windows for EV. Number of second units based on house size - not necessarily limited to 1 unit. Second units should be allowed as long as they are safe.
Property Tax	
<ul style="list-style-type: none"> ➤ Many participants voiced concerns about the property tax implications of second units (e.g. would a second unit increase overall property tax for a home owner?) ➤ Some participants felt that home owners with second units should pay additional property taxes on account of the income they derive from the unit. ➤ A few participants felt that taxes should be based on the number of people living in the home. 	<ul style="list-style-type: none"> MPAC value? Houses with basement apartments should not be taxed as single family homes- when a tenant rents space in a regular apartment building, the owner of that building is assessed taxes per rental unit in the building – the rules that apply to an apartment building should apply to the proposed basement apartments. Education taxes, city and regional taxes need to reflect the business aspect of the apartment. Head tax on number of people taken from school boards. MPAC assessment should be frozen for two years for newly registered units. Homeowners with second units should pay more taxes. Changes at the provincial level re: taxation, assessment. Has the City investigated scenarios for possible tax impacts (e.g. MPAC) Potential tax impacts? What is the mechanism for proper taxes to be collected? The tax rate for second unit properties should reflect the value of the extra income/property value. Tax based on number of occupants. Head tax on number of people. Reassessment of homes with second units. Needs to be registry of income collected from rent for tax purposes and provide to federal government. Assurance that taxes won't increase. Declare income from second unit if registered. Must be forced to declare income from apartments. Portion of rent should go to City/school board for services.
Financial Impacts	
<ul style="list-style-type: none"> ➤ Some participants were concerned about the financial implications of 	<ul style="list-style-type: none"> Have to go through expenses to bring up to standards? Can be a good chance to recover revenue for City if registered all apartments and second units. Effect on units already rented – loss of income to homeowners.

City of Brampton – Second Units Policy Review

Group Discussion and Feedback	
Existing and Unregistered Second Units	
<p>renovating/upgrading units to comply with the proposed second units policy.</p> <p>➤ A few participants suggested that the City should provide financial assistance for homeowners to make their units compliant.</p>	<ul style="list-style-type: none"> City should offer financial support to homeowners. Impact of resale homes with existing legal and illegal units? Financial concerns regarding registering and upgrading to meet fire and building codes. What is the cost of implementation of the inspections? Need investment into existing units.
Enforcement	
<p>➤ Many participants were concerned about the City's inability to enforce the second units policy due to a lack of legal "right-of-entry" into homes without the homeowner's consent.</p> <p>➤ Some participants encouraged the City to lobby the province to change the right-of-entry regulations.</p> <p>➤ Some participants suggested fines and penalties should be put in place for non-compliant / illegal units.</p>	<ul style="list-style-type: none"> With current provincial legislation it is hard to enforce. Initial problem is to identify them. What are fines for illegal units now? Put a policy in place to report slum landlords. Fines for non-compliance. Hire more enforcement officers. City should conduct a survey of existing illegal second units and assess deficiency re: fire and building codes. The existing illegal second units are in the order of about 100,000. Tenants should be responsible to report unsafe units. Increase fines given to illegal units that didn't come forward. Registered home inspectors (independent) should conduct inspections covered by homeowner and submitted to the City. Annual inspections to maintain standards. Door to door inspection by City staff to find illegal basement apartments. Not to penalize existing legal apartments with re-inspection. Enforcement issues. How to tell what units are legal or not? If the City has no authority to enter the dwelling, why will people come forward to register their illegal units? How to enforce and regulate second units? Without provincial law allocating entrance, how do we confirm existence? Substantial fines for owners that don't register within the amnesty period How can the City enforce by-laws otherwise? Province should give city right to enter units. Issue of non-entry without permission - safety concerns. Issue of monitoring- especially non-owner occupied Will inspections impact existing work completed (drywall)? – who pays? Hire needed staff to do inspections – not having staff is a cop out. City should have more power to investigate and enter potential second units. Increase in staff.

City of Brampton – Second Units Policy Review

Group Discussion and Feedback	
Existing and Unregistered Second Units	
	<ul style="list-style-type: none"> Concern that City is unable to enforce compliance, can't even enter the homes. Hefty fines for non-compliance. Provincial law is paramount – city needs the tools to enforce policies.
Temporary Housing (Student Housing, Rooming Houses, etc.)	
<p>➤ Some participants were concerned about possible student housing / rooming houses being implemented in the City of Brampton. They felt such housing would negatively impact property standards and aesthetics</p>	<ul style="list-style-type: none"> Rooming houses should not be encouraged – they do not exist in Brampton, even in the affluent areas, but they should be “policed” and prohibited. Student housing and all its implications need to be considered when creating the by-laws for “basement” apartments. It is understood that the City of Brampton is currently encouraging the establishment of a university within its boundaries. Other cities suffer from “student ghettos” – for example, take a look at Peterborough: pretty little streets that used to house families are now becoming student slums - this should not be considered in the City of Brampton. We do not want to create more “slum” areas than what already exist (note: Avalanche Blvd).
Affordable Housing	
<p>➤ Many participants felt that an appropriate second units policy would provide an opportunity to create, increase and preserve affordable housing in the City of Brampton. Providing much needed housing for new immigrants, students and low-income citizens.</p>	<ul style="list-style-type: none"> Good for home owners (income) and tenants (affordable housing). Speed up long affordable housing in Peel. Impact on tenants – new comers, students, low income – need to ensure affordability. High fees will be passed on as rent – huge impact on affordability. Provide affordable housing and income for the home owner. Impacts on occupant of existing units and new immigrants. Brampton should have started process sooner – made affordable housing available sooner.
Awareness and Education	
<p>➤ Some participants felt the City should increase public awareness about second units, related safety and fire codes, the need for affordable housing, and associated</p>	<ul style="list-style-type: none"> Educate home owners about building code and fire code. Public should be educated about how property is assessed. Educate public about fees and why they are needed. Check list of inspection items given out to applicants. Educate people that registering is the right thing to do. Education process - bulletin, 211 services. City/regional/education are all impacted by an increase in population. Education: educate the public. Fire and emergency awareness week.

City of Brampton – Second Units Policy Review

Group Discussion and Feedback	
Existing and Unregistered Second Units	
registration and renovation costs.	
Miscellaneous	
	<ul style="list-style-type: none"> ▪ Already there, why bother? ▪ Tenants / residents threaten owner because they are an illegal unit (won't pay rent) ▪ Safety must be better – everyone wins. ▪ Annual quota. ▪ Get second unit records from schools or Canada Post. ▪ Tenant issues – if they complain, they can be forced out. ▪ Where would support for additional staff come from? ▪ Common starting points from other municipalities for discussion to see what works for us. ▪ Big houses are the problem. ▪ Need comparative analysis with other cities. ▪ Needs to move faster – affects insurance. ▪ Not every house will have a second unit. ▪ Great idea for this forum. ▪ Brampton moving slower than other municipalities. ▪ It feels like a done deal. ▪ Meet standards in place in 1995. ▪ Has City done a survey inventory of fires in second units? ▪ Timing about the introduction of the by-law and Bill 140? ▪ Need data regarding safety of existing units.

City of Brampton – Second Units Policy Review

Group Discussion and Feedback	
New Second Units	
Affordable Housing	
<ul style="list-style-type: none"> ➤ Many participants felt that <i>Bill 140</i> and an appropriate second units policy would provide an opportunity to create, increase and preserve affordable housing in the City of Brampton. ➤ Some participants were concerned that tough requirements and restrictions on second units will reduce available affordable housing. 	<ul style="list-style-type: none"> ▪ Affordable housing opportunities for low-income families. ▪ Helping the province by providing affordable housing. ▪ Undermine province's goal for providing affordable housing if you make requirements difficult to meet. ▪ They are supposed to be affordable housing for low income people. ▪ May not help with affordable housing due to tough restrictions / requirements (i.e. requiring additional parking). ▪ Restricting units based on meeting criteria will undermine province's goal of providing affordable housing.
Property Taxes	
<ul style="list-style-type: none"> ➤ Some participants felt that home owners with second units should pay additional property taxes. ➤ A few participants were concerned about potential tax evasion. ➤ A few participants suggested that MPAC should revise how property taxes are calculated for homes with second units. 	<ul style="list-style-type: none"> ▪ Issue – tax evasion. ▪ Separate taxation. ▪ Second unit owners should be paying more taxes. ▪ MPAC should give the power to the City to increase taxes. ▪ Tax evasion. ▪ What will MPAC assessments be for two unit dwellings? ▪ Land transfer tax? ▪ MPAC needs to revise how they address second units. ▪ City doesn't have a proper mechanism to collect additional taxes.
Parking	
<ul style="list-style-type: none"> ➤ Many participants were concerned that tenants of second units would 	<ul style="list-style-type: none"> ▪ What is the parking requirement for singles, semis, townhouses – need to know this in order to answer the question. ▪ Extend driveway sideways, if possible, to accommodate additional parking. ▪ Builders provide limited parking (issue).

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City of Brampton – Second Units Policy Review

Group Discussion and Feedback

New Second Units

<p>park on the street causing congestion and safety issues.</p> <ul style="list-style-type: none"> ➤ Some participants felt that homeowners should provide on-site parking for tenants (e.g. on driveway or in garage). ➤ Some participants felt that new second units should not be limited by any parking requirements, and that public transit use should be encouraged. ➤ Some participants felt that on-street parking would be sufficient for second units. 	<ul style="list-style-type: none"> ▪ Proper parking, how many spots? ▪ At least one additional parking should be required for a second unit. ▪ Consider the possibility of having on-street parking. ▪ Additional parking should not be necessary unless required by the tenant. What if tenant has no car? ▪ On street parking should be looked at for existing units. New units should have parking based on expected growth of an area. ▪ Should be at the discretion of the owner to decide on unit size and parking requirements. ▪ Parking to fit streetscape, if required. ▪ Additional parking not necessary as long as they don't park on the street - use transit. ▪ Additional parking required. ▪ Parking provided somewhere nearby, not necessarily on site. ▪ Need to provide ample (not additional) parking to second unit. ▪ Must provide legal parking. ▪ On street parking is sufficient. ▪ On-site parking should be required. ▪ Not everyone owns a vehicle - alternative parking arrangements – street – time limits on streets. ▪ Want to encourage people to use existing transit, so additional parking should not be required – it makes it harder to comply. ▪ Should be an extra parking space – but should be addressed at time when land is being developed. ▪ New subdivisions should have wider roads to allow for on street parking – should be permit issued for on-street parking. ▪ Current driveway length and width is not big enough to support additional cars in residential dwellings. ▪ Front yards should not be sacrifices for parking. ▪ Is parking based on area of the house? ▪ On-street parking (not in winter). ▪ If you can't widen driveway, can't have apartment? ▪ Need parking restrictions on road. ▪ Style of parking, character of neighbourhoods must be protected. ▪ Too many cars on the street. If on-street parking is permitted, it should be on just one side of the street. ▪ Parking control is necessary – both on-street and on-site. ▪ Not adequate roads to deal with traffic. ▪ No on-street parking, avoid passes overnight. ▪ On-site parking / widening driveways. ▪ Additional on-site parking. ▪ More pressure in older areas with larger lots that can be provided. ▪ Onsite parking, not street parking. ▪ Parking on-site will reduce the amount of landscape/open space along streetscape – streets are already too narrow to allow on-street parking as well. ▪ Extend driveway laterally without sacrificing front yard. ▪ Increase permeable areas. ▪ Make driveway permeable. ▪ Parking should be linked to registration. ▪ Rather than car/parking, link units closer to transit/walking to avoid car culture. ▪ No parking permitted on street.
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City of Brampton – Second Units Policy Review

Group Discussion and Feedback	
New Second Units	
	<ul style="list-style-type: none"> ▪ Parking impact is only an issue for townhouses ▪ Restrictive for homeowners with no additional space for extra parking. ▪ We agree with the proposal to limit the number of bedrooms and parking spots. ▪ Not every second unit will need a parking space. ▪ Requires improved transit. ▪ Parking has two sides to the story: many second unit occupants will not rent if there is no parking. ▪ Review standards for front yard parking. ▪ Study/implement an on-street parking system ▪ Financial impact – restricting through parking, special mortgage insurance helping people qualify with second units ▪ Additional on-site parking for a second unit. ▪ Parking is a major issue. ▪ Concrete (widen driveway). ▪ Need one additional parking space for second units. ▪ Plan for on-site parking. ▪ Review standard for front yard parking. ▪ Account for city services when planning- e.g. parking ▪ Force new units constructs to have additional parking. ▪ Require on or off site parking (not on street parking). ▪ Require additional parking. ▪ Townhouses already have limited parking. ▪ Does City have figures about parking violations? ▪ Lot frontage - on-site parking at expense of front yard / curb appeal.
Unit Specifications	
<ul style="list-style-type: none"> ➤ Many participants agreed that new second units should be restricted with respect to unit size and/or the number of bedrooms. ➤ Many participants felt that the size of the second unit and the number of bedrooms should be based on the total square footage of the house. ➤ Some participants felt that there should be no restrictions placed on 	<ul style="list-style-type: none"> ▪ We support the proposed approach. ▪ Should be limited to 40% of house – percentage should be based on type of housing, or alternatively. Maximum 3 bedrooms which should be based on square footage. ▪ The City should come up with specifications for a habitable room (i.e. area of window, size of room, minimum 100 square feet for bedroom). ▪ Entrance to back, walkway to back. ▪ Differentiate between family vs. rooming house. Further definition of second units. ▪ Limit similar to lodging house, only 2 lodgers permitted. ▪ Regulation with renters. ▪ How many people per unit? ▪ In the A/B section of Bramalea, many of the basement apartments, legal or otherwise, are located in semi-detached bungalows- these semi-detached homes were built 50 years or more ago for single families and are not structurally equipped for all that goes along with having an apartment within their walls. ▪ Application needs to clearly state differences between finished basement vs. second unit. ▪ Need to meet requirements for the Residential Tenancies Act (RTA). ▪ No more than two bedrooms in one second unit. ▪ Number of units is dependent on basement size and housing type. ▪ As units brought up to code, eventually less pressure on by-law enforcement. ▪ Needs to ensure property standard.

City of Brampton – Second Units Policy Review

Group Discussion and Feedback

New Second Units

<p>new second units (e.g. size of unit, bedroom number).</p> <ul style="list-style-type: none"> ➤ A few participants felt that new second units should not be permitted in townhouses due to limited space and lack of available parking on the property. ➤ A few participants felt that the second units policy should also restrict the number of people permitted to live on a property. 	<ul style="list-style-type: none"> ▪ Only one second unit per house. ▪ Limit number of bedrooms in second unit. ▪ Limit the number of bedrooms per second unit. ▪ Don't limit the percent of house for second unit. ▪ Requirement for a second exit – fire escape plan. ▪ Correlation between number of accesses to second unit and number of people living in the unit. ▪ Quota for new units? ▪ Single/2 bedroom maximum. ▪ Limit the size of unit and number of bedrooms e.g. two bedrooms max. ▪ New development – wider lots, plan for it. ▪ City limit size to 40-50% (base on house size). ▪ Agree with restrictions tied to the number of rooms. ▪ Limited size washrooms i.e. can't be bathtubs. ▪ Agree with limiting the size of the second unit, but could depend on the size of the house (larger houses could have larger second units), but it should be considering the total area of the house including basement. ▪ Number of bedrooms for the second unit could depend on the square footage of the house or the number of parking spaces that could be accommodated. ▪ Support limiting floor area or size of the unit. ▪ Proportionate to size of house (size of house already limits) ▪ Good idea to limit size of units. ▪ Depends on size of unit/house. ▪ Require separate hydro meters. ▪ Limit the number of second units per street. ▪ Second unit size should depend on gross floor size of the house – not a set standard for all. ▪ Limit number of people permitted based on size. ▪ Lack of owner freedom to decide what to do with their house. Right to register and use as they wish within the guidelines of the Ontario Building Code. ▪ Limit number of people (is that legal?) ▪ What about condos / townhouses, can they have second units? ▪ Permits - proof of construction permits for basement apartments should be available and offered for the tenants to review so that they know the apartment is up to City code and thus safe for occupancy. ▪ Pest control - one tenant has complained to the news media about bed bugs her family suffered when she rented a basement apartment. Is the City/region prepared to deal with this problem when it is in a basement apartment? How about other "pests"? Is it possible they could find a gap in construction of a semi-detached house and move over, much as happens in apartment buildings? ▪ Access to apartment- sometimes a homeowner will have both residential units in a house access their dwellings by the same entrance- these are still basement apartments, even though they do not have their own entrance. ▪ Multiple units or student housing. ▪ Follow existing standards. ▪ Access through garage – legal? ▪ Townhouse debate (size). ▪ Furnaces should be located so as to maximize habitable area. ▪ Second units' size should be as large as the ground floor area.
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City of Brampton – Second Units Policy Review

Group Discussion and Feedback

New Second Units

- Limit number of second units to one, not allowed to have 2, 3, 4 extra units.
- Limiting the number of bedrooms and size of units.
- Not fair to limit number of bedrooms will not accomplish anything - it is irrelevant.
- Two entrances for second units.
- Make second units proportioned to size of house.
- Small townhouse/no parking/student.
- Must be owner- occupied.
- Clarify if there is a difference between a rental unit or a second unit.
- Specifically renting to someone who is not directly family.
- Unit over garage/architecture.
- Too restrictive for new areas with smaller lots.
- Size of apartment should depend on size of house
- Restrict number of units per street that can register.
- Construct new houses with legal second units (as part of building process).
- Separate street address and mailboxes for second units.
- Do not sell units with below grade building codes/entrances.
- Restrict ability for second units in townhouses.
- Consistency of house values in a neighbourhood
- Minimum size required for new (and existing) second units. Choice of building owner whether to create a second unit.
- Depends on size of house
- Existing building standards for bedrooms should apply
- Permit based on house size
- Not second units in townhouses
- Just one second unit per dwelling
- New home designs are already passed by City
- People should be able to finish full basements
- Don't limit floor areas
- Don't limit the number of bedrooms
- Size of unit should be proportioned to house
- Some standards are unfair
- Maximum number of bedrooms should depend on unit size (square footage)
- Tied to issue of rented condos
- Limiting size of unit (40% of area) and the number of bedrooms
- Impact on zoning by-laws
- Permit builders to build second units as part of new houses.
- Second units should be 40% of the area of the house.
- Entrance to units defined in ZBL
- Only one second unit
- Permit only on lots above a certain width
- If pre-1995 but not approved (did not rent for 5 consecutive years), they need to go through the new policy
- Permit second units in all house types (per Bill 140)
- Require more space between houses to enable second units to have side entrances.
- If second unit build as part of a new building (i.e. to code), should not require registration

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City of Brampton – Second Units Policy Review

Group Discussion and Feedback	
New Second Units	
Fire and Building Codes	
<ul style="list-style-type: none"> ➤ Many participants agreed that new second units should comply with the most up-to-date fire and building codes. 	<ul style="list-style-type: none"> ▪ Fire safety - fireplaces should be forbidden. All you need is an absentee landlord who does not clean out his chimney and the place is up in smoke - what if the entrance to the apartment is blocked by fire? How does the tenant get out? Below grade windows, and tiny windows no reasonably sized person could exit need to be dealt with for the safety of the tenant. ▪ Sprinkler systems for fire safety. ▪ Must meet health and safety codes. ▪ Must meet codes, both new and existing. ▪ Must meet codes.
Registration Process and Fees	
<ul style="list-style-type: none"> ➤ Many participants felt that the registration process and fees should be the same for existing/unregistered second units and new second units. ➤ Some participants felt the registration fee should cover the cost of inspections and processing the application, and should clearly outline what portion of the fee pays for what. ➤ Some participants were concerned that registration fees would discourage registration. 	<ul style="list-style-type: none"> ▪ Licensing fee should cover the cost of inspections. ▪ Licensing requirements for non-owner occupied units. ▪ Provide protection for tenants – legalizing units. ▪ Compliant based system not ideal – look at guardian. ▪ The new buyer needs to know the unit is legal and up to code- should be the seller's responsibility. ▪ Perceived hardships may defer people from registering. ▪ Registration fee should outline how the funds are applied / allowed for. ▪ Neighbor input (process, notification). ▪ Through building permit ▪ There should be a licensing fee to cover cost of inspections (parking permits?) ▪ Waiting time after application? ▪ New units should comply with same criteria as existing units. ▪ New vs. old – same standard. ▪ Older homes without unit should have to comply with existing unit requirements. ▪ If registration system is not approachable people will not come forward to register. People living on welfare can't afford regular rents. More homeless people. ▪ Registration system will cause municipal system issues because the province will need to pay additional revenues to the City.
Zoning	
<ul style="list-style-type: none"> ➤ Many participants felt that second units should be permitted City wide. ➤ Some participants felt 	<ul style="list-style-type: none"> ▪ Zoning requirements should not be a deal breaker. ▪ Would have to be changes to zoning, or minor variance to allow for 3 car parking on lots with smaller frontage. ▪ Apply cite wide, don't regulate to certain areas of the city. ▪ Restricted in certain areas that are full capacity. ▪ More pressure for older area of the city that have larger lots. ▪ All areas should be allowed to have second units. Should apply to entire City.

City of Brampton – Second Units Policy Review

Group Discussion and Feedback	
New Second Units	
second units should not be permitted in certain areas of the City.	<ul style="list-style-type: none"> Allow second units in certain areas of the City only. Units should be allowed City-wide.
Ownership	
	<ul style="list-style-type: none"> Onus on property owner Must be owner occupied Only allow second units for owner occupied homes. Encourage owner occupied with second units.
Enforcement	
	<ul style="list-style-type: none"> Should have checks every year to ensure compliance – depends on when the codes or mandatory on the sale and full disclosure. If family member is living inside the second unit, they're still subject to inspection/require a permit, this person would not be paying rent. Likelihood of being caught – not high enough to convince people to register? Enforce by-laws that already exist instead of creating new ones.
Miscellaneous	
	<ul style="list-style-type: none"> City should promote permeable surfaces. Neighbourhood should be notified that a second unit is coming. Insurance implications? Planner should assume every house will accommodate a second unit. Contractors should be held accountable for work done on second units. City not consistent in what it wants – density sometimes good, but not always. Need small brochure of all the guidelines – City website is confusing.

City of Brampton – Second Units Policy Review

Group Discussion and Feedback	
Potential Impacts on Your Community and City	
Affordable Housing	
<p>➤ Many participants felt <i>Bill 140</i> and an appropriate second units policy would provide an opportunity to create, increase and preserve affordable housing in the City of Brampton.</p>	<ul style="list-style-type: none"> ▪ City is bringing more jobs to the City, so it should have more affordable housing. ▪ Build affordable housing in certain areas of the City for new immigrants or stop immigration. ▪ Increase affordable housing – future homeowners. ▪ Don't punish people who want to bring in affordable housing. ▪ Second units will provide affordable housing for new immigrants. ▪ This will provide housing for low-income families. ▪ Positive = Affordable housing will be created. ▪ More affordable housing will be created. ▪ Provide affordable housing to those who need it. ▪ Hardships on owners will go against <i>Bill 140</i> and affordable housing.
Municipal Services	
<p>➤ Many participants felt that implementing second unit policies will put pressure on City services such as police, fire, sewer, water, garbage, public transit, health care, schools, infrastructure, and recreation facilities, due to the large influx of residents</p>	<ul style="list-style-type: none"> ▪ City should provide increased services as a result of second apartments (e.g. recreation facilities, schools). ▪ Too high? Overestimate infrastructure needs? ▪ Impact on/requirement for emergency services. ▪ This will have a negative impact on services. ▪ For new houses, density should assume second units in all or most houses – for planning infrastructure. ▪ City should do a technical review for storm drainage. ▪ Additional pressure on services (water, sewer) within older areas of the city that may not have the necessary capacity. ▪ Design infrastructure to accommodate these units. ▪ These units will impact on the City's and Region's infrastructure. ▪ Impact on services such as water, electricity, hydro, schools, community centres, hospital wait times etc. ▪ Increase demand on services – e.g. garbage pick-up, fire etc. ▪ Strain on infrastructure, roads, sewers, etc. ▪ Concerns with electricity grid, water supply, garbage. ▪ Impact on hospitals, health systems, schools, and services. ▪ All these additional people will bring more services. ▪ Parking issues, property standards, noise, schooling, safety (fire, health). ▪ Increase demand on infrastructure – can the existing infrastructure in older communities accommodate the additional demand on services? (sewer, water) ▪ If the city does not know the number of people living in illegal units, how can they provide the appropriate services? (recreation centres, libraries, schools) also, how can schools project enrollment? ▪ Stress on services (sewer, water, road). ▪ Services – more parkland and recreational opportunities. ▪ All these additional people will bring more services. ▪ Need for more facilities (community centres). ▪ Recreation centres full capacity. ▪ If you use services, you pay for services. ▪ Increase of people using hospitals and schools. ▪ Stress on services – how is Canada Post going to accommodate additional mailboxes required for new units?

City of Brampton – Second Units Policy Review

Group Discussion and Feedback	
Potential Impacts on Your Community and City	
	<ul style="list-style-type: none"> How will you get residents with second units to pay their fair share for services, schools?
Noise	
<ul style="list-style-type: none"> Some participants were concerned about increased noise cause by second unit tenants. 	<ul style="list-style-type: none"> Noise - the apartments need to be soundproofed - not just for the residents of the “upstairs” areas, but for the innocent owner of the home attached - it is extremely difficult to get the City of Brampton to enforce its noise by-laws when it is one family being tortured by the noise of the family on the other side - it would be more than a nightmare to have to figure out: a) who the offending party is, b) if they live up or downstairs, c) how to get the City (and many times that police) engaged in enforcing the by-law? The City demands the name of the offending party and often the one suffering does not know who they are. Noise increase.
Schools	
<ul style="list-style-type: none"> Many participants felt that an increase in second units would cause overcrowding in schools, and put pressure on the local school boards. 	<ul style="list-style-type: none"> Schools overcrowded (4). More school density – load on education system. Schools / student accommodations. Overcrowding of schools. Education system. School boards – overcrowded with students. Schools. School capacity issues. If children in apartment, taxes should be raised for schools. More children in schools. Schools: additional units pay additional school taxes (this was not an agreement at the table). School capacity issues. \$11,000 to put one child through school (Peel District School Board data). Are school boards involved with planning for second units and zoning?
Health Services	
<ul style="list-style-type: none"> Many participants were concerned about the impact on health services (e.g. increased hospital wait times, lack of family doctors). 	<ul style="list-style-type: none"> Hospital wait times and overcrowding. Negative impact on hospital and medical services. Medical services – hospitals packed, require more family doctors, need a second hospital. If we get people to come forward and register it would be positive – potential for a second hospital. Increase hospital capacity. Record of second units would bring better idea of Brampton’s population and could bring more services, such as hospitals. Health care strains.
Public Transportation	
<ul style="list-style-type: none"> Many participants felt that more reliable and widely available public transportation will be needed to accommodate the influx 	<ul style="list-style-type: none"> City should increase reliable transportation, which might reduce need for automobiles. Impact on bus services. Public transit needs to be improved – frequency/service area. Bike lanes (need them). Need more transit. Congestion concerns. Focus on better transit.

City of Brampton – Second Units Policy Review

Group Discussion and Feedback	
Potential Impacts on Your Community and City	
of second unit tenants	
Traffic and Parking	
<ul style="list-style-type: none"> ➤ Many participants felt that an increase in second units would increase traffic and congestion. ➤ Many participants were concerned that an increase in second units would increase on-street parking, which is already an issue in the City of Brampton. 	<ul style="list-style-type: none"> ▪ Negative impacts on streetscape when increasing parking. ▪ Increase in traffic (3). ▪ More parking will be needed. ▪ Extra traffic and traffic issues. ▪ Parking on the street and on properties – snow clearing and emergency services. ▪ Stress on infrastructure - road conditions. ▪ Parking issues. ▪ Traffic issues/congestion. ▪ On-street parking – street are not wide enough to provide parking on both sides. ▪ Parking pads must not take up entire front yard- green space should be significant- city needs to be willing to enforce existing bylaws. ▪ Backyard parking must be prohibited.
Garbage	
<ul style="list-style-type: none"> ➤ Many participants were concerned about the negative impact on garbage (e.g. garbage accumulation at the curb, illegal dumping, the need for additional garbage pick-up, restriction of the two bag limit, cost of additional garbage bag tags etc.). 	<ul style="list-style-type: none"> ▪ More garbage disposal. ▪ Garbage – extra tags? ▪ Pressure on garbage collection (4). ▪ Limit of garbage bags should be increased. ▪ Garbage pick-up issues. ▪ Don't think you should pay for additional garbage - already covered by taxes. ▪ Garbage: increase load on side- additional garbage should be paid through facility system – should be easy to buy. ▪ Increase in illegal garbage dumping. ▪ Garbage collection: tags - lease agreement. ▪ Garbage not an issues because have to buy tags. ▪ Garbage, paying for more tags? ▪ Garbage of any sort must not be allowed to accumulate around the property. ▪ Maybe price of garbage tags should be higher. ▪ Services – garbage, etc. – increased illegal dumping in garbage? ▪ Ensure that garbage is picked up weekly. ▪ More than garbage- there is a cost to recycling too. ▪ Garbage – allow extra bag. ▪ If citywide taxes are going up, everyone should be allowed to have more garbage bags.
Emergency Services and Crime	
<ul style="list-style-type: none"> ➤ Some participants were concerned that an increase in population 	<ul style="list-style-type: none"> ▪ Increase in crime rate. ▪ May require more police to control crime in areas with too many second units. ▪ Increase in crime, cost for policing. ▪ Police and ambulance services.

City of Brampton – Second Units Policy Review

Group Discussion and Feedback	
Potential Impacts on Your Community and City	
due to second units would increase crime rates and require additional police services.	<ul style="list-style-type: none"> ▪ Enforcement, costs. ▪ Fire safety. ▪ Ambulance capacity issues. ▪ Increase demand for fire/police services. ▪ Police for enforcement. ▪ Community safety. ▪ Concern with the type of tenants that could live in second units, crime rates may increase if tenants are not screened properly.
Property Values and Property Standards	
➤ Many participants were concerned that an increase in second units would reduce property values and property standards in the City of Brampton.	<ul style="list-style-type: none"> ▪ Devaluation of properties- especially upscale neighbourhoods. ▪ Second units reduce property values. ▪ Purchasing a house will be affected (market). ▪ Increase in use of homes as businesses, rather than a home. ▪ Concerns over lower property value. ▪ Better trial for establishment of student ghettos. ▪ Role of residents in ensuring upkeep of community. ▪ Property standards – enforce standards. ▪ Tenant issues – can affect neighbourhood. ▪ Make certain areas “ghettos” if can’t meet zoning/building/fire standards. ▪ Non-owner occupied = reduction in property standards. ▪ Investment owners have no stake in the community. ▪ Any extra “paving”, be in interlocking brick, patio stones, or asphalt should be ordered removes and green space restored. ▪ Lawns and gardens need to be tended on a regular basis- such as a proud homeowner would maintain their property. ▪ Weed control is necessary. ▪ Existing trees must not be cut down to allow extra parking- if tree is removed owner should be fined a significant amount of money, and a tree of substantial size replace the one removed illegally. ▪ Neighbours should have a say whether second units should exist- right to be notified and object with reasons. ▪ More responsibility enforced on owner for property standards. ▪ Make landlords more responsible. ▪ Brampton could turn into a “ghetto”. Become crowded just like Toronto. ▪ Assess value on house based on contents. ▪ Property standards – slum “landlords”. ▪ Majority of homeowners do not have tenants – you don’t know who is living in your neighbourhood. ▪ Code standards “make safe, not silly”, don’t make code too onerous for homeowners, a second unit isn’t the same as an apartment. ▪ Nothing against second units as long as they are safe and fit properly within a neighbourhood. ▪ Should be taken seriously because this affects the beauty of streets. ▪ Who is responsible for property maintenance?
Municipal Staffing and Enforcement	
➤ Many participants were	<ul style="list-style-type: none"> ▪ Need to hire more sanitary engineers. ▪ City will require additional staff (enforcement, fire, etc.)

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City of Brampton – Second Units Policy Review

Group Discussion and Feedback	
Potential Impacts on Your Community and City	
<p>concerned about the City's inability to enforce the second units policy due to a lack of legal "right-of-entry" into homes without the homeowner's consent.</p> <ul style="list-style-type: none"> ➤ Many participants were concerned about the lack of City staff available to perform inspections and implement enforcement. ➤ Some participants felt that more staff and funding will be needed to implement enforcement. 	<ul style="list-style-type: none"> ▪ Additional burden on City staff. ▪ More inspectors will be needed. ▪ Units inspected only "on a complaint" basis is not enough? ▪ If we do not have right of entry, how are we going to enforce the issue? Other than fire department, there should be another way to inspect site. ▪ Allow different departments to inspect sites, not only enforcement. ▪ Increase requirement for City staff. ▪ Annual inspections to ensure fire/safety compliance. ▪ Enforcement: how do you enable this? ▪ Residents should not have to report offending residences - City needs to be proactive in this regard. ▪ City should be more vigilant. ▪ All units must be enforced- give power to municipalities to enforce. ▪ Snitch line- phone number for people to call about illegal apartment units – offer a reward for information on illegal units. ▪ Give a fine to tenant that lives in an illegal unit. ▪ Once a year inspections or based on compliant by lease. ▪ Ontario government should make right of entry possible for City staff. ▪ City staff – who? Which sectors? Who will pay for this? ▪ If we can't enforce current laws why implement more laws we can't implement? ▪ Don't penalize legalized units. ▪ Differentiate between legal/registered and illegal/unregistered units. ▪ Difference between homeowner who rents out second unit (owner occupied) vs. home used as business / income property. ▪ City should come forward to upgrade necessary services to support basement apartments once they are registered (e.g. recreation, fire hydrants).
Property Taxes	
<ul style="list-style-type: none"> ➤ Some participants felt that home owners with second units should pay additional property taxes due the additional income they derive from the unit, and the number of people living in the home and using City services. ➤ A few participants suggested that MPAC should revise how property taxes are 	<ul style="list-style-type: none"> ▪ Who will pay for the additional services required? ▪ City tax to recover a small part from home owners, even now, all basements are going on. ▪ Will taxes go up? ▪ Taxes will increase. ▪ Approach the province to raise taxes because houses with basement units have higher value. ▪ Property taxes should be increased for houses with second units – enforce issues. ▪ Taxes: issue of more children attending schools. ▪ If basements are 40% of the space, increased taxes and this should be linked. ▪ Taxes should be increase for houses with second units – people pay fair share of taxes. ▪ No tax impacts, most important! ▪ Encourage City and MPAC to review municipal tax assessment process. ▪ Problem with units exists today – increase property taxes based on square footage. ▪ Source of income for home owners.

City of Brampton – Second Units Policy Review

Group Discussion and Feedback	
Potential Impacts on Your Community and City	
calculated for homes with second units.	
No Change	
<p>➤ Some participants felt that implementing second unit policies would have no impact on the City of Brampton, given that over 30,000 illegal units exist and the tenants are currently using municipal services and infrastructure.</p>	<ul style="list-style-type: none"> ▪ No additional impacts, because units are already there. ▪ No negative impact because people are already here, especially in illegal units. ▪ Existing apartments using city services.
Population Growth	
	<ul style="list-style-type: none"> ▪ Second units are a good idea because more people can be hired i.e. more mail generated/more garbage/more buses. ▪ Over population is bad thing. ▪ Population growth is a positive thing. ▪ Larger communities are better for the community – more people on bus, more services. ▪ Population growth will be housed somewhere (forecasting remains constant) and since all neighbouring municipalities will be required to have second units as well – will not create more stress on community services. ▪ Potential overcrowding if homeowners abuse the opportunity to rent basement apartments.
Miscellaneous	
	<ul style="list-style-type: none"> ▪ The way it is now, no population control or proper calculations. ▪ Bill 140 should never have been passed. ▪ Study should be taken to determine incidents in basement apartments to determine safety. ▪ Provide one-window for services second units – communications straight and awareness for it – encourage good living. ▪ Plan new construction for improved wiring/plumbing for second unit. ▪ Plan for second units when homes being built. ▪ Impact depends on number of people. ▪ Is a “rough-in” kitchen / bath considered a second unit? ▪ Don’t want negative impacts. ▪ Better to have two families in the home to discourage theft=always someone home. ▪ More efficiency. ▪ Can’t stop second units. ▪ Amend tenant act to address second units. ▪ Energy Consumption Protection Act (Jan 2011)(Prov.) ▪ Health issues- hygiene, cleanliness. ▪ Houses with legal units are easier to sell. ▪ Re-open the rules from prior to 1995.

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City of Brampton – Second Units Policy Review

Group Discussion and Feedback

Potential Impacts on Your Community and City

- Multiple person units.
- Long-term residency.
- Other municipalities offer incentives (funding) to create affordable housing.
- Interest free loans to bring up to code – principle residence only.
- “not registered” units used as income to pay off mortgage.

Individual Discussion Guide Feedback

Existing and Unregistered Second Units

Amnesty Period

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| <ul style="list-style-type: none"> ➤ Many participants agreed that an amnesty period is required. However, there was no agreement on the appropriate length of time for an amnesty period (suggestions ranged from 3 months to 3 years). ➤ Some individuals felt that there should be no amnesty period. | <ul style="list-style-type: none"> ▪ Yes, I agree with the proposal for existing unit period of one year. ▪ I agree that is ample time after the zoning code has been updated for those people who have existing units to review on their own, if their units are conforming before registration. ▪ Amnesty would encourage owners of illegal units to be registered. ▪ An amnesty would be accepted, providing the required registration/licensing fees are paid by the home owner and not the general public (tax payers). ▪ I agree with the one-year amnesty. ▪ A one year amnesty would be reasonable and fair ▪ It would be reasonable and fair to pre-announce the penalties that will be attached to non-compliance after the one year amnesty. ▪ No amnesty. ▪ Amnesty won't be an incentive. Property owners have had up to 18 years of tax-free income - why would they want the gravy train to stop? ▪ One year amnesty okay/might be too light. ▪ Increase to one and a half year, since City staffing and residents need time. ▪ The proposal should be a year. ▪ At least a year. ▪ One year amnesty period is too long - should be reduced to 3 months. ▪ One year amnesty should be okay, but not at tax payers' expense. ▪ The use of the word “amnesty” suggests a pardon from registration fees and/or zoning by-law standards and I don't agree with that. If you are suggesting a grace period after which registration fees and zoning by-laws apply, then we would be more supportive of that. ▪ Amnesty period is too long- 6 months is sufficient. ▪ 1 year is not enough- should be 2 to 3 years. ▪ One year amnesty will be too taxing for the City - make two years so everyone has a chance to have basement apartments legalized. ▪ A two year amnesty period would be more appropriate. ▪ Amnesty would be two years. ▪ Amnesty period should be 2 or 3 years. ▪ Longer amnesty - allow people to come forward. |
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City of Brampton – Second Units Policy Review

Individual Discussion Guide Feedback	
Existing and Unregistered Second Units	
	<ul style="list-style-type: none"> One year amnesty period is too long. Why wait a year when most of the second units are already being rented?
Incentives	
<ul style="list-style-type: none"> Some participants felt incentives are needed to encourage second unit owners to come forward for registration. 	<ul style="list-style-type: none"> Incentives should apply to both existing non-registered and new units. Important to make people come forward. Stick to timeline, set fines for those who don't comply which is important for incentives. People won't comply, need more forceful than incentives, use fines. Modifying an existing second unit to comply with up to date fire, building, and electrical codes could prove very costly for the home owner. My recommendation would be that the owner receives some type of credits back from the municipality/provincial government. If the owner is making/upgrading the basement he should be provided some kind of help by the City in the form of reduced taxes for certain period of time so more people can come forward to upgrade their units = Incentive. Provide an incentive for homeowners to register illegal units.
Registration Process and Fees	
<ul style="list-style-type: none"> Most participants felt the City should develop a simple step-by-step registration process for existing and unregistered second units. Some participants felt that registration fees should be implemented for all existing and currently unregistered units. Some participants were also concerned that registration fees would discourage registration and should be waived. A few individuals suggested that registration be an annual process, requiring an annual fee and re- 	<ul style="list-style-type: none"> Time too long, registration should be completed within 6 months. First do registration, then inspection, then renovations, and finally re-inspection. Don't agree with eliminating or reducing registration or licensing fees. Legal existing units registration/inspection should be free of cost, as they have previously paid when getting registered. Registration process should be simple. Registration fees and all other fees should depend on landlord /homeowner incomes. Retired couples (source of income) vs. a higher income family (investment only). Both families shouldn't pay the same amount. Amount paid should depend on the income. Similar to income tax. What would be the fee? Therefore we could eliminate or minimize fee. Lowering and waiving the fees. They should pay the required registration fees like everyone else. No waiving of any fees. Fines for non-compliance should be significant (could be waived for voluntary disclosure for non-registered units). The City should eliminate registration fees. Not sure about eliminating/reducing fees. People will not come forward knowing it will cost them money to bring it up to code. No fees for registration. There should be a nominal registration fee for renting a basement. The government will have a collection of about one million dollars a year; which can help the government pay for services, staff etc. Charge nominal registration fees to the landlords, it will help the government. People that come forward within one year should not be charged any fee - that will encourage people to do so. Second year there could be some registration charges. Most existing home owners will not register if it will require them to take \$20k out of their pockets. I agree that ALL existing second units should be required to be legalized, registered and monitored to ensure that they are compliant with fire, and building code requirements. EVERYONE who has a secondary unit should have to register within the one-year amnesty period for zoning by-law exemption, and if they do not, then no exemptions should be provided for them in future when they are caught or significant fines should be imposed. All units must re-register to make sure all up to the current standard code. Think it will be difficult to get those un-

City of Brampton – Second Units Policy Review

Individual Discussion Guide Feedback

Existing and Unregistered Second Units

<p>inspection of the unit.</p> <ul style="list-style-type: none"> ➤ Some participants felt that the fines for non-compliance / non-registration should be much greater than the registration fee. ➤ Some participants suggested that home owners who come forward for registration within the first year (amnesty period) should be exempt from fees. 	<p>registered units to register now - maybe charge a fine to those who do not register their units in the amnesty period or comply to the code. Will have to rely on people to call the by-law division to report an illegal unit - but as neighbours how will we know if a particular unit has registered or not?</p> <ul style="list-style-type: none"> ▪ We are assuming that the 2,800 legal-non-conforming second units that are currently registered have complied with zoning by-laws, fire and building codes and have paid whatever fees were deemed appropriate. It doesn't seem fair therefore that the 30,000 second units that are currently illegal should be treated any differently. ▪ What about the existing units that do not match the city by-law or code? ▪ It should be realistic and rules should be "black and white" for people to act on it. ▪ Too long - can take up to 5 years to implement fully. ▪ No annual fees to keep legal registered status. ▪ No repeat of fees for those units already legal and registered before Bill 140 takes effect. ▪ High costs can deter people from legalizing their units. ▪ My concern is that illegal units presently in place will never be properly registered. ▪ How much is the fee? ▪ One time registration fee, not yearly. ▪ Reduce time required to register to speed up the process. ▪ Fee should not be waived. ▪ Existing and new units must comply with codes, zoning equally, including parking 2 +1 car spaces. ▪ Look very closely at licensing/registration fees and implementation. ▪ To waive the fee completely can only encourage the owners come forward to register their illegal units. ▪ Fines for not registering. ▪ There should be a fee schedule. ▪ Waiving the fee due to tenant safety. ▪ Eliminate or reduce the registration fees. ▪ Fees should be waived during amnesty. ▪ Fee to be minimized over amnesty period: 1-1.5 years to encourage registration. ▪ Simple registration process/web-based. ▪ Make the registration process easier and permanent. ▪ Second units should be legalized as soon as possible. ▪ A homeowner checklist should be issues when applications come into the City.
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Ownership

<ul style="list-style-type: none"> ➤ A number of participants were concerned about absentee landlords and suggested separate licensing standards and higher fees for non-owner occupied dwellings. 	<ul style="list-style-type: none"> ▪ You also have to make sure that the policy clearly covers not only owner-occupied properties with second units but also investment properties with multiple tenants with an absentee landlord. Is there a separate classification for a rooming house where you could have multiple tenants but with some shared facilities? ▪ Absent landlords is and will continue to be an impact on the community. ▪ Non-owner occupied units need to have a higher registration fee. ▪ Must be owner-occupied. ▪ Landlords of second dwellings must live in the same home. ▪ Owner of dwelling should live in the dwelling to keep the property in good repair. ▪ Should be higher registration for non-owner occupied units – then they would have a more vested interest in making sure their tenants co-operate.
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City of Brampton – Second Units Policy Review

Individual Discussion Guide Feedback	
Existing and Unregistered Second Units	
Fire and Building Code Requirements	
<p>➤ Participants agreed that safety of tenants is very important; therefore all second units must comply with the most up-to-date fire and building codes.</p>	<ul style="list-style-type: none"> ▪ Units should comply with building and fire codes, and we need to give people time so they can comply. ▪ For sure Fire Code requirements will have to be complied with. Sometimes the tenants threaten the owners by saying that they will bring these illegal basements into the notice of municipality and refuse to pay the rent. Sometimes they even do more than that. ▪ How will the City ensure that all second units comply with all applicable codes, i.e. Fire Code, property standards, etc. as required by Bill 140? ▪ Safety is important. ▪ Due to the growing issues with affordable housing the legalization of the second unit came on surface as a viable option which indeed was inevitable. The second unit needs to be legalized within reasonable terms and conditions. Whatever terms and conditions are going to be put towards legalizing the basement should be within the reach of the general public. Any fire and safety terms must facilitate the process rather than complicating it. ▪ Are people willing to upgrade to fire and building code or will they continue in illegal units even with waived registration fee? ▪ Most people will not comply with codes and zoning, parking, fire separation etc. ▪ Safety is a priority but at high costs, no one will legalize their rental space. ▪ Existing registered units may have met building and fire codes originally, however codes change. How does the City ensure that these apartments / units now comply? ▪ Concerns about fire escapes and safety. Peoples' safety is just as important as shelter! ▪ The basement must comply with fire and building codes. ▪ Did McGuinty give municipalities any authority to inspect and ensure compliance with building and fire code? ▪ Existing units should not be demolished but should comply with fire and safety codes. ▪ Second units must comply with Fire and Building Codes - yet you are able to deny entry to your unit.
Property Tax	
<p>➤ Many participants voiced concerns about the property tax implications of second units (e.g. would a second unit increase overall property tax for a home owner?)</p> <p>➤ Some participants felt that home owners with second units should pay additional property taxes on account of the income they derive from the unit.</p>	<ul style="list-style-type: none"> ▪ How are existing units going to be taxed? ▪ Introduction of Bill 140 must not put any additional burden on tax payers. ▪ Brampton is already over populated, there are too many construction developments which are ugly and take away from the beauty of the City. Too many people concentrated in certain areas drain the resources of this city and create further congestion. If there is a need for second units' property taxes should be doubled for those properties or charged on the basis of per person. ▪ All residents containing or registering for a secondary dwelling unit should be reassessed as to municipal tax. ▪ A head tax should be charged for those living in second units- address can be taken from the Peel District School Board of people living in these units (children). ▪ Make these units legal and collect more taxes.

City of Brampton – Second Units Policy Review

Individual Discussion Guide Feedback	
Existing and Unregistered Second Units	
Enforcement and Compliance	
<ul style="list-style-type: none"> ➤ Many participants were concerned about the City's inability to enforce the second units policy due to a lack of legal "right-of-entry" into homes without the homeowner's consent. ➤ Some participants encouraged the City to lobby the province to change the right-of-entry regulations. ➤ Some participants suggested fines and penalties should be put in place for non-compliant / illegal units. 	<ul style="list-style-type: none"> ▪ How strong is the law to enforce this? ▪ Cannot be enforced, tell the provincial government and demand entry law be changed. ▪ My concern is for existing units where the homeowner has made changes (such as expanding the driveway for additional parking) which are in violation of other existing bylaws. How will that be handled? Will they need to return the property to be compliant with the other bylaws (which they should have to), or will there be other exemptions made? ▪ Municipalities must involve in their Official Plans/by-laws/policies etc. how to ensure Fire Code, and property standards are met by enforcement officers. ▪ Burden will be put on police, fire and ambulance services. ▪ What type and kind of follow up by the City to determine compliance will be implemented and what investigative powers will that agency have to enter or view suspect units? ▪ Inspection to include property standards. Door to door inspection similar to MPAC (i.e. 2001 to 2002) ▪ If no compliance, the units should be shut down. ▪ The fire department is able to enter premises to determine the number of individuals residing in a unit through various inspections. ▪ Fine to be imposed for those who do not comply. ▪ Penalties for non-registered second units need to be at least 2x the cost of bringing it to code. ▪ Place greater emphasis on by-law enforcing the number of people in a residence. We already have too many people living in some dwellings claiming to be "family" and this by-law is never enforced. ▪ Have by-law patrol regularly to enforce existing by-laws for parking, lawn, garbage, etc.- this will put pressure on the owner. ▪ Another issue at present is that when a suspected illegal apartment is reported, the City has no right of access without the homeowner's consent. Apparently the Fire Dept. can get access but their mandate is strictly related to fire safety and they are not obliged to share with By-law enforcement. If homeowners voluntarily register then obviously there is no problem but there has to be some stricter process in response to those that continue to flaunt the rules, a kind of whistleblower rule that can be aggressively followed up by the By-law enforcement.
Proposed Approach	
<ul style="list-style-type: none"> ➤ Some participants fully agreed with the City's proposed approach for existing and unregistered second units. 	<ul style="list-style-type: none"> ▪ Yes, the proposed approach would be very helpful for the owners as well as the tenants. ▪ This approach should be appropriate. ▪ Very good idea to get going on legalizing basement apartments. ▪ Units already exist, this just makes it safer. ▪ I agree with the exemption from the zoning by-law. ▪ No more than 2 bedrooms. ▪ The proposal is good for the government and people. ▪ As Bill 140 is a done deal, it requires municipalities to determine how they will implement this law, including how to deal with second units built after November 1995. It also requires municipalities to determine locally how to implement the new requirements of the Planning Act in relation to second units - including how to deal with units that were created in the past. ▪ The proposed approach seems logical for the most part. ▪ Most people will shy away from this approach. ▪ In addition to these things, they also should make some kind of protection policy for the owners so that they should feel safe, and the tenant shouldn't take undue advantage of the illegal basement.

City of Brampton – Second Units Policy Review

Individual Discussion Guide Feedback	
Existing and Unregistered Second Units	
	<ul style="list-style-type: none"> I would change nothing about the proposed approach.
Affordable Housing	
<p>➤ Many participants felt <i>Bill 140</i> and an appropriate second units policy would provide an opportunity to create, increase and preserve affordable housing in the City of Brampton.</p>	<ul style="list-style-type: none"> By legalizing the second units we will be helping the new immigrants and single parents who can't afford a house. There are more than 40, 000 basement apartments already existing - all of which are being rented. Second units should be legalized to help the new immigrants. It is long overdue. As we are all aware, the population of Brampton is rapidly growing with many of these new residents unable to afford the skyrocketing real estate prices in our City. Thus there are not enough affordable homes in our region culminating in an extreme affordable housing shortage. Existing and unregistered second units should be made legal with very minimal fee, which can ease the governmental financial burden to make more affordable homes. As it is said to be affordable living, it should bring down the cost instead of increasing it by forcing the owner to put a lot more money / invest to meet the Fire and Safety Codes. This basically becomes a vicious circle - as most people renting these units cannot afford to own their own home - if homeowners have to raise the rent to compensate for increases to their bills or to re-coup money due to renovations to make the unit up to standard - than it no longer is affordable housing.
Public Awareness and Education	
<p>➤ Some participants felt the City should increase public awareness about second units, related safety and fire codes, and associated registration and renovation costs.</p>	<ul style="list-style-type: none"> Provide education, training and information regarding liability insurance and risk related to non-registered units. If you have Bill 140 and present Building Code standards, you must educate contractors (or regulate contractors) how to meet the Bill 140 standards for second units. This is important to protect the home owner from poor, below standard renovation work. The City must keep the public informed. Communicate the need to register all units - maybe with estimated cost to make the most common upgrades. Inform the public of real costs to upgrade and legalize second units >> de-stigmatize it = people are more willing to comply with facts, over unknown qualities and fears.
Miscellaneous	
	<ul style="list-style-type: none"> Apartments have been illegal in Brampton for years and the people who have "illegal" apartments know they are illegal. I totally agree with the second units - almost 45, 000 basement apartments are already existing and being rented, so it won't make much difference with the traffic. My biggest concern is that this proposal will be delayed by those who wish to either make this an election issue or that city officials will not recognize the dire need for affordable homes and take this issue lightly. Landlord must accept responsibility for his tenants' actions (or inactions). Limit number of persons living in the second unit. Landlord Tenant Act has force.

City of Brampton – Second Units Policy Review

Individual Discussion Guide Feedback	
New Second Units	
Proposed Approach	
<ul style="list-style-type: none"> ➤ Some participants fully agreed with the City's proposed approach for new second units. 	<ul style="list-style-type: none"> ▪ Yes, I agree with this proposal for new units. ▪ I totally agree. Makes sense. ▪ Any home regardless of neighbourhood should be able to have second units as long as it complies with building and fire code. ▪ I agree with the approach. ▪ Sound OK, but how do you really ensure? What stops a home owner from going ahead with a second unit, and not obtaining approvals? ▪ I agree with your above proposals. ▪ Very logical approach. Sounds good. ▪ How will you rate those neighbourhoods "best" able to accommodate? What does that even mean?
Affordable Housing	
<ul style="list-style-type: none"> • Many participants felt <i>Bill 140</i> and an appropriate second units policy would provide an opportunity to create, increase and preserve affordable housing in the City of Brampton. 	<ul style="list-style-type: none"> ▪ This is meant to provide low income earners with affordable housing. ▪ I think it's a great idea of providing affordable housing system, by developing second units. ▪ It is really hard for an immigrant to afford a house for at least 5 years. ▪ The second units are in the best interest of the public and in their need and that's the reason there are over 30,000 units built and in use by the local residents in Brampton today which the City is aware of and cannot be ignored.
Property Tax	
<ul style="list-style-type: none"> ➤ Some participants felt that home owners with second units should pay additional property taxes on account of the number of people living in the home and using City services. 	<ul style="list-style-type: none"> ▪ If there is a need for second units' property taxes should be doubled for those properties or charged on the basis of per person. ▪ It will probably increase taxes. ▪ Will rental owners be paying more taxes? ▪ Explain exactly what the property tax impact will be. How can a resident make a decision if that is not clarified? Just saying that MPAC does it, does not suffice. ▪ We feel that it is only fair to the majority of the City's taxpayers that don't have second units that any cost associated with installing a second unit should be borne by those that benefit from it. Ongoing, we recommend a licensing process that would be renewed annually in conjunction with the tax bill.
Parking	
<ul style="list-style-type: none"> ➤ Many participants were concerned that tenants of second units would park on the street causing congestion and safety issues. 	<ul style="list-style-type: none"> ▪ The proposal for new units is a good idea, but there should not be any restriction on additional parking. ▪ Provide 2 + 1 car spaces. ▪ No additional parking/no parking allowed on street ▪ Additional parking required ▪ On-site parking is a good idea but more vehicles will be on the roads - lead to grid-lock, we have traffic issues already. ▪ On-site parking must be controlled and home appearances maintained. ▪ Low income earners do not necessarily have cars.

City of Brampton – Second Units Policy Review

Individual Discussion Guide Feedback	
New Second Units	
<ul style="list-style-type: none"> ➤ Many participants felt that home owners should provide on-site parking for tenants (e.g. on driveway or garage). ➤ Some participants felt that new second units should not be limited by any parking requirements, and that public transit use should be encouraged. 	<ul style="list-style-type: none"> ▪ There are already existing bylaws for parking and these should just be enforced. ▪ The occupant upstairs may only have one car and gives one spot to the basement occupant. ▪ No additional parking, especially on front lawns - increase public transit instead. ▪ New residential streets are not wide enough to allow street parking. ▪ Allow parking on boulevards - but not on roads, not even permit parking on roads. ▪ No extra parking - encourage transit system instead. ▪ People are worried about traffic, but most of the basements are already rented so there is no idea of having more traffic due to the second units. ▪ Parking on street, require more enforcement by City by-law officers. ▪ Only houses with 3 parking spaces should be allowed to have second units. ▪ One of the problems in many of the new communities is that the homes in many cases are already quite close. Parking is clearly a concern and strict requirements should be in place in this regard. In some of the newer communities (with for example semi-detached or townhomes), it is already difficult to drive on the streets with the parking on either side of the street. Maybe new areas where secondary units could be permitted should be required to have wider streets, or only parking permitted on one side of the street as a suggestion. (Maybe existing communities could also have more streets where parking is only permitted on one side of the street?) ▪ When will we stop issuing building permits so that builders can submit new plans for neighbourhoods - driveways are not long enough? ▪ Parking on street, require more enforcement by City by-law officers. ▪ If a house can only accommodate two parking spots, how would you increase parking space? ▪ Would you be able to park on the street? ▪ What about a townhouse complex: how would the parking be regulated? ▪ Parking will be a major issue- as it already is ▪ How do you increase additional parking in townhouse complex or home with limited parking space? ▪ Adequate parking for one house should not adversely affect another house - my neighbour's tenant shouldn't prevent me from safely and easily accessing my property. ▪ Parking on street leads to safety issues/children on street. ▪ Concern about parking and how to provide it. ▪ Some of the concerns that there will be more parking spaces required if the second units are legalized is a non-issue since the estimated 30,000 so-called "illegal" basements are always already occupied and no such parking problems have ever been reported. ▪ Larger lots to allow planning for parking. ▪ Parking should not be on the streets. ▪ Landowners-of secondary units- should be required to purchase city controlled parking permits for their renter's vehicle with provision that non-permitted vehicles could be towed- ex. Overnight parking etc. ▪ Size of driveways-for primary residence-should be controlled so that front lawns do not become parking lots. ▪ Limit the size of the apartments as they do not have facility to park the tenant's car. ▪ It is up to owner whether or not he wants to give the basement to tenant with a car or without one. ▪ There should not be parking restrictions. ▪ Semi-houses should not be allowed to have second units, until they have enough space for parking.
Unit Specifications	
<ul style="list-style-type: none"> ➤ Many participants agreed 	<ul style="list-style-type: none"> ▪ I think there should be no restrictions to rooms unless there is a safety issue and/or non-compliance with building or fire

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Individual Discussion Guide Feedback

New Second Units

<p>that new second units should be restricted with respect to unit size and/or the number of bedrooms.</p> <ul style="list-style-type: none"> ➤ Many participants felt that the size of the second unit and the number of bedrooms should be based on the total square footage of the house. ➤ Some participants felt that there should be no restrictions placed on new second units (e.g. size of unit, bedroom number). ➤ A few participants felt that new second units should not be permitted in townhouses due to limited space and lack of available parking on the property. 	<ul style="list-style-type: none"> code. Should not cut down the size and number of bedrooms. 40% of floor space(e.g. house is 3,000 square feet then 40% would be 1200 square feet) Number of bedrooms should be based on size of house. No limit to square footage Maximum 2 bedrooms. Townhouses should not be included, mainly due to parking limitations, also many are condominiums that will not permit a second entrance. I agree with establishing controls for second unit size and number of bedrooms. All of proposed approach parameters seem reasonable. Agree with limiting the size of the apartments. Number of bedrooms is dependent on the size of the second unit. Limit based on size of house. Single house/semi/town- basement apartment will be proportional based on size of house. Limiting the size of the second unit or the number of bedrooms should depend on the size of the home. 1 or 2 bedroom apartments should be up to the home owner and not the city - if the home is large enough to size a 2 bedrooms unit, then the owner should be allowed to maximize the space and revenue potential. No second units in condo townhouses. I agree that any new second units should ONLY be in areas that can accommodate them. I question the possibility of permitting new second units in a townhouse (unless maybe if it is an end unit townhouse). I also believe that the new second unit proposal will greatly benefit the City. The regulations regarding limits to the number of bedrooms, size limits and parking spaces will ensure that these units are properly integrated into existing and new communities. Some new homes are putting the second unit already built in - not right. Should be no more than 2 bedrooms. As it is said, there should be restrictions to the number of bedrooms. But if this is going to be the area with existing units there would hardly be people who would come forward afraid of thinking they have to demolish the existing units. Limiting number of rooms with regard for safety of 2 or more rooms (i.e. full basement or level of large detached room). New homes should be built keeping in mind an extra dwelling unit and extra parking. Basements cannot be bigger than the main floor of a house, so size will be less than 50% of the entire house. Number of bedrooms should be dependent on size of house. Limit the number of occupants. No limit of unit but standard size of bedrooms. Should not be a limit to the size or number of bedrooms. People can fit 6-8 people in a one bedroom apartment so therefore imposing this limit will not limit the number of people. Only one second unit per dwelling. No more than one (1) unit per dwelling.
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Registration Process and Fees

<ul style="list-style-type: none"> ➤ Most participants felt the City should develop a simple step-by-step registration process for new second units. 	<ul style="list-style-type: none"> Should have same registration criteria that will prevent overcrowding in areas with new second units i.e. where townhouses and semis exist or are planned. Agree with the proposal. In new developments perhaps buyers should be asked whether they intend to have a second unit and pay the associated costs as part of the purchase price plus they would be required to register at the same time. It should be timely and be realistic to encourage people to do it. It should be done immediately. All basements should be registered.
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Individual Discussion Guide Feedback	
New Second Units	
<ul style="list-style-type: none"> ➤ Some participants felt that new second units should be registered immediately upon completion. 	<ul style="list-style-type: none"> ▪ So there should be minimum standards for the registration or else no one will come to register. ▪ Fees associated with permits. ▪ Amnesty period for new units, don't discourage because it leads to illegal units, not fair.
Enforcement and Compliance	
<ul style="list-style-type: none"> ➤ Many participants felt that the City should be actively enforcing the new second units policy as soon as it is put into effect. ➤ Some participants felt that more staff and funding will be needed to implement enforcement. 	<ul style="list-style-type: none"> ▪ Since enforcement does not work we're alone, some incentive should be considered to encourage registration of units. ▪ Legislation should be in place to allow City personnel to access second units. Every effort by the City to follow appropriate avenues to have this legislation changed by the appropriate authority. ▪ All units must comply with the standard code. ▪ What is there to stop homeowners still going ahead and building second units without obtaining permission? ▪ Need to start enforcing the by-laws now not 5 years down the road. ▪ Law enforcements must commence now, not in 5 years or so. ▪ Review by-laws, obtain revenue from second unit owners to pay for inspection, enforcement of registrations, etc. ▪ The City must look at all existing by-laws, policies, etc. and make any necessary changes to ensure that enforcement is undertaken. ▪ Severely fine or punish those who do not follow the bylaws. Additional resources will probably be required though to enforce the new bylaws and requirements. (It is not fair to expect existing resources to handle this.) The additional fees and taxes could potentially offset some of these costs. ▪ Get tough now, not later on in 5 years' time. Stress on enforcement as the more strict you are, the more illegal apartments there will be.
Fire and Building Codes	
<ul style="list-style-type: none"> ➤ Many participants agreed that new second units should comply with the most up-to-date fire and building codes. 	<ul style="list-style-type: none"> ▪ City Council should draft by-laws and Building and Fire Codes for those units. If residents comply, those units should be allowed and there should not be any restrictions. ▪ Follow the Ontario Building Code. ▪ Fire safety/access of fire and other just responders? ▪ The existing units which are already there for long time should be fine, new units to be made should meet all safety codes. ▪ Units should be allowed taking into consideration both fire and safety codes.
Miscellaneous	
	<ul style="list-style-type: none"> ▪ The standards would really be helpful to have the limit of residents and have the locality clear and free from the illegal activities in the area. ▪ Survey and act on new home builders that are currently adding second entrances - this could at least be a starting point. ▪ There should not be any new second units. Brampton is already over populated, there are too many construction developments which are ugly and take away from the beauty of the city. Too many people concentrated in certain areas drain the resources of this city and create further congestion. ▪ My main concern is for Brampton becoming an uncontrolled community that results in good residents leaving the City due to lack of vision. ▪ Brampton may become an uncontrolled community.

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Individual Discussion Guide Feedback

New Second Units

- My only concern is that the City needs to look at the given reality through a pragmatic point of view rather than political or social location. However, the matter of safety cannot be overlooked and at the same time the safety matter cannot make an excuse towards complicating the proposed legalization of the second unit.
- Stop building apartments until City can provide for existing units.
- Someone suggested at the meeting – a different address (A) for the second unit so the fire department knows that this is a separate unit from the original house – like this idea.
- Still not very sure, how will it help owner to get the second unit registered before it is built?
- Limiting to owners to have second unit based solely on neighbourhoods.
- New subdivisions should be built to accommodate second units.

Individual Discussion Guide Feedback

Potential Impacts on Your Community and City

Affordable Housing

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| <p>➤ Many participants felt <i>Bill 140</i> and an appropriate second units policy would provide an opportunity to create, increase and preserve affordable housing in the City of Brampton.</p> | <ul style="list-style-type: none"> ▪ I understand the need for low cost housing, but we shouldn't have to change our entire neighbourhood concept to do it. ▪ There would be more affordable housing for immigrants etc. ▪ More apartment units lower rents to make them affordable. ▪ Allow affordable place of residence for new immigrants who initially struggle financially and socially when settling in Canada. |
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Municipal Services

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| <p>➤ Many participants felt that implementing second unit policies will put pressure on City services such as police, fire, sewer, water, garbage, public transit, health care, schools, infrastructure, and recreation facilities, due to the large influx of</p> | <ul style="list-style-type: none"> ▪ City should be required to upgrade all services (police, education, recreation etc.) ▪ Yes, it is believed that there will be significant impacts on services etc. Extra garbage, street parking, transportation issues, property standards, safety and health issues etc. ▪ Services (garbage, water, sewage, schooling, police) will be impacted. ▪ Additional strain on hydro, may need separate meters? ▪ Strain on water and sanitation. ▪ We are the 9th largest City in Canada now. The City was not laid out to accommodate any more growth. ▪ Services - police, ambulance, hospital, schools, safety will all be negatively impacted. ▪ Strain on infrastructure and City services (2). ▪ Policing, parking, trash, schooling, parks and recreation will all be affected by these secondary units. ▪ Will be a positive impact because the city will have a more realistic number Re: the number of people- so we will be better prepared for policing, hospitals, schools. ▪ Impact on infrastructure: it would be a strain on the community at large. ▪ Need more mail men because increase in mail for area. |
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residents.	<ul style="list-style-type: none"> Need more fire/building inspectors. Postal: what about new communities with community mail boxes? Will Canada Post allow more than one box/house? What about legal addresses for these secondary units? Policing/EMS will also be affected. Increases in: traffic, garbage, needs for services, transit, schools, citizens, etc. The City should privatize services like garbage collection and so many others to save substantial amounts of money. If we make it easy for them to register then we will hopefully have our population at proper count allowing us to have our second hospital and additional amenities. The most obvious impacts to the community would be an increase in the amount of household waste, increasing local traffic, problems with parking, and strains on local health, education and social services infrastructure. The City should lobby the provincial government to increase the amount of per capita funding given to Brampton. Because affordable housing is under the mandate of the provincial government and it is through provincial legislation that Brampton is being required to consider this proposal it makes sense that the funding for expansion of services to deal with the community impact should come from the province. No concern, but City Council has to provide services if the number of units increases, since this will increase traffic, need for more schools, increased safety concerns etc. Allowances should be made for parking, school buses, and other municipal services that would apply. Take into account all services, including schools. Increased need for community centres, libraries etc. May need some increased services if taxes are increased. City should deal with all (new units and old units), City should provide amenities like education and all necessary utilities. City will have to provide libraries and other services (community centre). Units should be counted and services should be provided accordingly (e.g. education).
Taxes	
<ul style="list-style-type: none"> ➤ Many participants voiced concerns about the property tax implications of second units (e.g. would a second unit increase overall property tax for the home owner?) ➤ Some participants felt that home owners with second units should pay additional property taxes due the additional income they derive from the unit, and the number 	<ul style="list-style-type: none"> It will increase property prices. Taxes are not reflective of property value. Tax evasion - not filing rental property income to Revenue Canada. Who will pay for the additional services required? There must be no additional costs to tax payers, the city has known of these outlawed/illegal dwellings for close to 17 years. There will be an increase in the population, therefore property taxes must match the household even at \$110 x 30,000 units = \$3,300,000! Separate taxation for second units. These units users are tax dollars and do not contribute. More people (adults and children) who do not pay taxes to live in Brampton. Does the increase in tax affect only the landlord for second unit or do it affect the population at large? Affects infrastructure: the second unit owner benefits unfairly by enjoying sewage, electrical, and roadways without increase in tax, which is wrong! Tax bases are not growing with needs. Why should I pay for someone who will benefit from rental income coming from the new unit? I believe that homes with second units should pay additional taxes to cover for the additional municipal services that the occupants of the home will be using. If there are 2 families in the home, then they should be paying additional school

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<p>of people living in the home and using City services.</p> <ul style="list-style-type: none"> ➤ Some participants were concerned that second unit tenants are not paying their fair share of taxes to cover municipal services. ➤ A few participants were concerned about potential tax evasion. 	<p>taxes etc. (regardless of whether or not the tenants have children - I do not have children and never have, but I still gladly pay my school taxes since I believe our children are our future).</p> <ul style="list-style-type: none"> ▪ People will continue to have secondary units in their home. They have done so in new and existing homes even though it has not been legal, so I agree that the municipality should take steps to legalize ALL units, collect the additional taxes and fees for these units. ▪ All services are increased - police / ambulance / garbage / sewer and water - who pays for this? The City should know how many second units are out there so they can budget accordingly. We all have to pay taxes - large part is for schools - the second unit should also pay for schools / taxes. ▪ Second dwelling owners must pay additional property taxes, even though it would be only \$110-\$125 annually (take \$120 x 30,000 units = \$3,600,000) ▪ There must be zero impacts on tax payers. Any registration/licensing fees must be at the homeowners/landlords cost. ▪ A second unit should not be a burden in any way on the tax payers! ▪ Income derived from second units must be considered income and be taxed accordingly. ▪ Regarding tax, Ontario already has higher tax than any other province, so we should aim to reduce tax rather than bring it up. ▪ Something must be done regarding property taxes. City must follow through with appropriate authority so that homes with second units must pay extra taxes!!! ▪ An increase of say \$100 on property taxes = \$100 x 30,000 existing units = \$3, 000,000 x the number of years of lost revenue = about \$30, 000, 000.
Property Standards and Property Values	
<ul style="list-style-type: none"> ➤ Many participants were concerned that an increase in second units would reduce property values and property standards in the City of Brampton. 	<ul style="list-style-type: none"> ▪ Property standards must be maintained (2). By-laws need to be fully enforced. ▪ Reduction in property values (3). ▪ There may be a devaluation of homes if in a second unit area. A home is a major investment. ▪ Who will take care of the property if the owner does not live there? ▪ Occupants of second units typically do not have a vested interest in the community. We have noticed it on our street where many houses have second units, that property standards are less of a concern than in homes that are single family. ▪ Mortgage rates have to go up, new mortgage insurance is going to allow recognition of rental income to qualify for mortgages. This will impact all home values, making financing easier, supports home values. To delay or restrict will affect value very soon. ▪ Establish and enforce property standards.
Traffic and Parking	
<ul style="list-style-type: none"> ➤ Many participants felt that an increase in second units would increase traffic and congestion. ➤ Many participants were concerned that an increase in second units 	<ul style="list-style-type: none"> ▪ Parking will become issue - as it is now proving to be problematic ▪ Increased traffic (3). ▪ Traffic needs to be controlled. ▪ Parking - streets are not wide enough for double sided parking. ▪ Need more access to highways. ▪ Parking issues will arise (2). ▪ Parking- a 30' residential lot cannot accommodate multiple vehicles ▪ Creates a parking problem – either they park on the street / lawn. ▪ Parking is always an issue. It seems that even though money is scarce to do property maintenance, there is always enough money to run multiple vehicles and most houses don't use the garage for parking but for storage or for other

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would increase on-street parking, which is already an issue in the City of Brampton.	<p>purpose such as a laundry room. On-street parking is hazardous as it impedes traffic flow and discourages foot traffic on streets that don't have sidewalks.</p> <ul style="list-style-type: none"> Regarding parking: I strongly feel that the current by-laws regarding adding parking/widening laneways are sufficient. If someone has a second unit with no parking space then the tenant should use public transit. No additional parking, especially on front lawns - increase public transit instead.
Public Transportation	
➤ Many participants felt that more reliable and widely available public transportation will be needed to accommodate the influx of second unit tenants.	<ul style="list-style-type: none"> Transportation pressure Need more reliable and widely available public transit services (4). Second unit will boost public transport- more people would use buses.
Job Creation and Economic Growth	
➤ A few participants felt that implementing second unit policies would have a positive impact on the economy and job creation.	<ul style="list-style-type: none"> This would create more jobs (malls, etc.) Basement apartments are creating an underground economy. It would bring more opportunities.
Schools	
➤ Many participants felt that an increase in second units would cause overcrowding in schools, and put pressure on the local school boards.	<ul style="list-style-type: none"> This would have to be done in conjunction with the school board, as new schools already have portables and overcrowding. Schools are overcrowded with larger class sizes (6) Education, school should be there for all kids for good education. School figures cannot be accessed due to extra children in second units - this case results in a burden on the tax payers for schooling. School would be developed because there will be more students.
Health Services	
➤ Many participants were concerned about the impact on health services (e.g. increased hospital wait times, lack of family doctors).	<ul style="list-style-type: none"> Overcrowding in hospitals and emergency rooms. Hospital wait times will increase. Hospital wait time will increase, therefore need more hospitals/doctors.

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Potential Impacts on Your Community and City	
Garbage	
<p>➤ Many participants were concerned about the negative impact on garbage (e.g. garbage accumulation at the curb, illegal dumping, the need for additional garbage pick-up, restriction of the two bag limit, cost of additional garbage bag tags etc.)</p>	<ul style="list-style-type: none"> ▪ Garbage will become an issue - as it is now proving to be problematic ▪ Pay for extra garbage bags if you have a second unit. ▪ Increase in garbage and illegal dumping ▪ Pressure on garbage collection - more garbage (2). ▪ Additional load of garbage collection and recycling centres ▪ Will the two bag limit be increased? ▪ Garbage-landowner may have 2 bags- what do tenants do? ▪ Landowner should bear responsibility and citations if excess garbage is placed on curb at his residence. ▪ Must increase the number of garbage men- they will have more garbage to pick up in same number of hours. ▪ Keep garbage collection to once per week. ▪ Garbage - current system, but extra tags. ▪ Registered apartments should be allowed extra garbage, 2 registered units=2 sets of garbage. ▪ ROP (garbage/recycling) encourage tenants to recycle. ▪ Tenants have no concern with recycling, composting. ▪ We have also noticed that second unit homes are not very conversant with the Region of Peel waste management program. The two bag limit is often exceeded and excess garbage periodically gets dumped in City waste bins or dumped in the greenbelt. ▪ Landowner should bear responsibility to ensure that any excess garbage is tagged.
Safety and Quality of Life	
<p>➤ Some participants were concerned that an increase in second units may lead to increased crime and reduced quality of life.</p>	<ul style="list-style-type: none"> ▪ Increase in population, will lead to an increase in crime rate. ▪ Quality of life is definitely at risk in Brampton as I know it! (2) ▪ Two families living in one house reduce the chances of theft - someone will be home most of the time. ▪ Safety on streets will decrease due to amount of cars. ▪ Tenants issues with drugs and alcohol. ▪ Fights among tenants etc. ▪ Safety issues. ▪ The safety of the community then becomes secondary to the financial aspirations of the second unit homeowners.
No Change	
<p>➤ Some participants felt that implementing second unit policies would have no impact on the City of Brampton, given that over 30,000 illegal units exist and the tenants are currently using municipal services and infrastructure.</p>	<ul style="list-style-type: none"> ▪ No additional impact because the apartment already exists. ▪ Nothing, there are so many already. ▪ No significant changes because people are living in these apartments anyway. ▪ No additional impact - it is already here. ▪ The 2nd units are already there, the impact is already being absorbed by the City, schools, and roads, so I don't think there will be any additional impact due to the second units. ▪ There is not a lot left to do as these units already exist therefore the impacts are already being accommodated. ▪ As there are already over 30,000 un-registered units in our community already - then the impact to services won't be any different.

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Miscellaneous	
	<ul style="list-style-type: none"> For new development in future - should there be separate mail boxes within the group of super-boxes to identify that a separate unit exists? If a separate mailbox, there should be a separate tax bill? Additional pets (dogs, cats, etc.) What happened to single family dwellings? No population control. In a traditional neighbourhood you know and rely upon your neighbours- this dynamic definitely changed that tradition-if not controlled to some reasonable degree. It is stated there is an estimated 30,000 non-registered units- if the city has-and I don't know the number-100,000 single family homes is a scary percentage. If there is come income from second unit then there is some time to spend with families. There can be no positives to have second units. Neither the economy (not enough jobs) nor infrastructure can handle them. There is plenty of congestion as is and travelling within certain areas in Brampton is a challenge. Given the current state of affairs, second units should be off the table. We need to be proud of the fact that Brampton is the only city in Canada with the largest South Asian population. The legalization will make the community more vibrant, cohesive and will help keep alive the collective culture by allowing additional extended family member to reside in the extended unit and also generating some small income support towards the mortgage and also allow affordable place of residence for new immigrants who initially struggle financially and socially when settling in Canada. The City needs to pioneer this effort, it is an opportunity for the City to win the trust of the Brampton community. Existing apartments will be encouraged to legalize and that would bring more income to the city of Brampton (property taxes).

Discussion Guide Feedback	
Other Comments	
Separate Meters for Second Units	
<p>➤ A few participants suggested the installation of second water and utility meters for second units.</p>	<ul style="list-style-type: none"> Suggestion - for new houses being built, suggestion for builders - put electrical circuit board and other water and utility controls in the garage or other secure location so that the basement tenant cannot disturb or tamper or vandalize the panels if a dispute arises. Suggestion for a separate electricity meter for the basement unit. It should have its own furnace, and hydro meters. Separate meters for the second unit so tenant is charged properly. Separate hydro meters for second units.
Regulations	
<p>➤ A few participants felt the City should review relevant by-laws and</p>	<ul style="list-style-type: none"> Review all existing applicable by-laws, policies and standards, fire department by-laws, police by-laws etc. Does a building standard or by-law still stand in place regarding square footage and the number of persons who may live in that square footage? There used to be one!

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Other Comments	
<p>policies to ensure the second unit policies align with existing regulations.</p>	
Accurate Data about Existing Second Units	
<p>➤ A few participants felt the City should implement a survey or on-the-ground research to gather the correct data regarding exiting second units.</p>	<ul style="list-style-type: none"> I think the City needs to focus on how to get information on the non-registered units currently in Brampton. Not knowing how many units/people are in a neighbourhood impacts how efficiently the City can plan and provide services.
Third Units	
	<ul style="list-style-type: none"> Does Bill 140 only speak to second units? What about properties that are able to house 3 separate units with separate entrances, kitchen, and bathrooms?
Proof of Insurance	
	<ul style="list-style-type: none"> All homeowners / second unit tenants should provide proof of insurance.
Public Consultation	
	<ul style="list-style-type: none"> A specific timeline for implementation of the plan should be in place and approach the public in a more meaningful way since the last public consultation was not known to majority of the residents and a lot of important voices were left unheard. I myself found this comment section while browsing through the internet today. I look forward to your response to the comments I have made so that I realize my concerns have been heard.
Proposed Approach	
<p>➤ Many participants encouraged the City to develop and implement a balanced and clear second units policy for the City of Brampton.</p>	<ul style="list-style-type: none"> Go carefully and cautiously Use a lot of common sense Don't lose sight that this is still a family oriented City Ensure that a people balance approach is achieved Everyone involved should actually read Bill 140! Do you care this much about the issues? City of Brampton has turned a blind eye to this problem for 17 years, using the various "Acts" as an excuse. Now we have a big problem. Get plans into action now, not later. The City should move quickly to deal with these proposals. I would suggest that City officials approach local MPPs to discuss how the provincial government can help with this issue. Furthermore, it may be beneficial to explore best practices in place in other municipalities in Ontario. Consultations with all concerned authorities such as the School Boards, Health Services and the Region should also be carried out during the planning process. Your proposal is well done and we congratulate you for that. Obviously it is a major project and very costly to the City.