

Second Units

Planning & Infrastructure Services Committee
April 13, 2015



Flower City is our heritage. City-building is our business.

Presentation Outline

- Why permit second units
- Public consultation
- Implementation Strategy
- Registration Process
- Education and Communication Program
- Next Steps



Why Permit Second Units?

- To comply with Provincial legislation.
- To increase the amount of safe, affordable housing.



Public Consultation

- Public Workshops (June 2012)
- Open Houses (May/June 2013)
- Statutory Public Meeting (October 7, 2013)
- Council Workshops



Outstanding Issues

- Size restrictions for second units in bungalows;
- Permitting second units in areas susceptible to urban flooding;
- Proof of Insurance.



Implementation Strategy

- Official Plan Policies
- Zoning Regulations
- Registration By-law
- Education & Communication



Official Plan Policies

- Permitted in detached, semi-detached or townhouse dwellings.
- Permitted in dwellings with private servicing where the system can accommodate additional bedrooms in accordance with Building Code.
- Only one second unit permitted per residential lot.



Official Plan Policies

- Must meet all Zoning, Building Code, Fire Code and Property Standards regulations.
- Prohibited within floodplain.
- Alterations to the building's exterior must be consistent with its existing design, style and materials.
- Rezoning required to change any of the zoning regulations.



Zoning Regulations

- Not permitted within lodging houses or group homes.
- Size of second unit in bungalows: 75% of the primary dwelling's GFA.
- Size of second unit in all other dwelling types: 45% of primary dwelling's GFA.
- 1 on-site parking space for the second unit in addition to required parking for dwelling.



Zoning Regulations

- 1.2m side yard setback for side door or rear door access to a second unit.
- Access for a second unit may be through a garage or common vestibule subject to satisfying all Building and Fire Code requirements.
- All second units to be registered with the City, except for units previously registered in early 1990's.



Registration Requirements

- One-time registration program:
 - Initial Review Fee: **\$200** (Zoning Compliance)
 - Registration Fee: **\$500** (owner occupied)
\$1,000 (non-owner occupied)
+ Building Permit fees (approx. \$1,000)
- Second unit to be inspected prior to registration as part of the building permit process.
- Applicants will have up to 18 months to complete registration process.
- Home insurance for owners and tenants is to be encouraged, but not mandatory.



Registration By-law

- The City may refuse or revoke registrations that do not comply with applicable law.
- The second unit owner will have 70 days to resolve the Registrar's reasons to refuse/revoke.
- Homeowners that fail to register may be subject to a fine under the Municipal Act (up \$25,000 or \$50,000).
- The Registration By-law will come into effect 60 days after Council's adoption.



INITIATE REGISTRATION
ZONING COMPLIANCE REVIEW
Completed application and \$200 fee

CONSTRUCTION AND REQUIRED HEALTH & SAFETY UPGRADES

COMPLY WITH FIRE CODE

(units built on or before July 14, 1994)

1. Fire Inspection # 1
2. Obtain Building Permit (if construction upgrades required)
3. Fire inspection # 2

COMPLY WITH BUILDING CODE

(units built after July 14, 1994)

1. Obtain Change of Use permit (s. 10 Building Code Act)
2. Complete construction of health, fire and life safety upgrades and obtain mandatory inspections
3. Issuance of Occupancy Permit

Electrical Inspection (ESA)
FINAL REGISTRATION PROCESS
Payment of Registration Fee (\$500/\$1,000)
Issuance of Registration Certificate

Education and Communication Program

- A comprehensive program has been developed to educate residents, stakeholders, media and other partners.
- Partners, including Brampton Real Estate Board, Region of Peel and Insurance Bureau of Canada.



Education and Communication Program

- Videos
- Web content
- Print materials (brochures, posters) in different languages
- Social media
- Advertising
- Meetings/presentations



Being a landlord isn't easy –

it's a 24-hour job with many responsibilities. Some landlords prefer a hands-on approach with their rental properties; others hire property managers or rental agencies to tend to all the details. Whether you share your property with renters or live offsite, be sure to carefully screen prospective tenants. A rental agreement should address sublet conditions, if any, and insist that tenant's insurance be purchased.

A rental agreement stipulating that tenants have the appropriate insurance may narrow down the list of applicants but will provide peace of mind in the event of a loss – for landlords and tenants alike.



 @CityBrampton

 youtube.com/CityofBrampton

Questions about insurance?

Call us.

Toll-free: 1-844-2askIBC
Hours: M-F 8:00 a.m. – 5:00 p.m.

www.abc.ca

www.getintheknow.abc.ca

 @InsuranceBureau

 youtube.com/insurancebureau

Insurance Bureau of Canada is the national trade association for Canada's private home, car and business insurers.



© 2015 Insurance Bureau of Canada. All rights reserved.

The information provided in this brochure is intended for educational and informational purposes only. Please consult the appropriate qualified professional to determine if this information is applicable to your circumstances.

04/15

ARE YOU A LANDLORD?



HOME INSURANCE → VISIT IBC.CA





BRAMPTON
Flower City

How much does tenant's insurance cost?

The cost of tenant's insurance depends on many things including the location of your home, how your home was constructed, and which insurance company you choose. Shop around or talk to an insurance broker who can compare the prices of different companies for you.

The value of your contents also determines the cost of your tenant's insurance. The more you own, the more coverage you will need to replace those contents.

You can also choose different levels of insurance coverage. If you want to be insured for more than the basic risks, such as fire, wind and certain types of water damage, your insurance may cost more.

When you compare how much you could lose if you don't have insurance, the cost of tenant's insurance is very small. Insurance should be part of your budget, like the cost of food and shelter.

Tip

When you talk to an insurance representative, always ask about discounts or other ways that you could save money.



BRAMPTON
Flower City

(3-1-1)



@CityBrampton



youtube.com/CityofBrampton

Questions about insurance?

Call us.

Toll-free: 1-844-2askIBC
Hours: M-F 8:00 a.m. – 5:00 p.m.

www.ibt.ca

www.getintheknow.ibt.ca



@InsuranceBureau



youtube.com/insurancebureau

Insurance Bureau of Canada is the national trade association for Canada's private home, car and business insurers.

IBC  **BAC**

© 2015 Insurance Bureau of Canada. All rights reserved.

The information provided in this brochure is intended for educational and informational purposes only. Please consult the appropriate qualified professional to determine if this information is applicable to your circumstances.

04/15

What is **TENANT'S INSURANCE?**



HOME INSURANCE → VISIT IBC.CA



IBC  **BAC**

BRAMPTON
Flower City

Flower City is our heritage. City-building is our business.

Next Steps

- Council Adoption – April 22, 2015.
- 60 Days for Building Division and Strategic Communications to finalize details of marketing plan and application process before accepting applications – June 22, 2015.
- Registration program to be monitored and a report will be brought back to Council within one year of adoption.



Conclusion

- Brampton is required to permit second units in detached, semi-detached and townhouses.
- Registered second units provide safe, affordable housing.
- To be legal, second units must be registered.
- Second units must comply with the Building Code, Fire Code, Registration, Zoning and Property Standards By-laws.

