



SECOND UNITS POLICY REVIEW

Recommended Approach

Planning, Design and
Development
Committee Meeting

April 7, 2014

Strong Communities Through
Affordable Housing Act, 2011
Implementing Bill 140 in Brampton

Presentation Outline

- Summary of public consultation
- Summary of policies and zoning regulations
- Registration By-law
- Communications Strategy
- Next Steps



Public Consultation

- 5 Public Workshops (June 2012)
- 2 Open Houses (May/June 2013)
- Statutory Public Meeting (October 7, 2013)
- Council Workshops
- Reports to Planning Committee/Committee of Council



Policies

- Second units to be permitted in detached, semi-detached or townhouse dwellings, subject to criteria specified in the Zoning By-law
- Second units may be permitted in dwellings with private sanitary services where the system can accommodate additional bedrooms
- Only one second unit permitted per residential lot, and must be accessory to the main dwelling



Policies

- Second unit must meet all Zoning, Building Code, Fire Code and Property Standards regulations
- Prohibited in dwellings within a 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

- Second units not permitted within lodging houses or group homes
- Size of second unit limited to 45% of primary dwelling's residential GFA
- 1 on-site parking space for the second unit in addition to required parking



Zoning Regulations

- Side yard at-grade entrance requires continuous unobstructed path of 1.2m (4 ft.)
- 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
- Legal non-conforming units exempt from the zoning standards, but must register and are subject to compliance with Building or Fire Code



Registration By-law

- 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 to complete registration

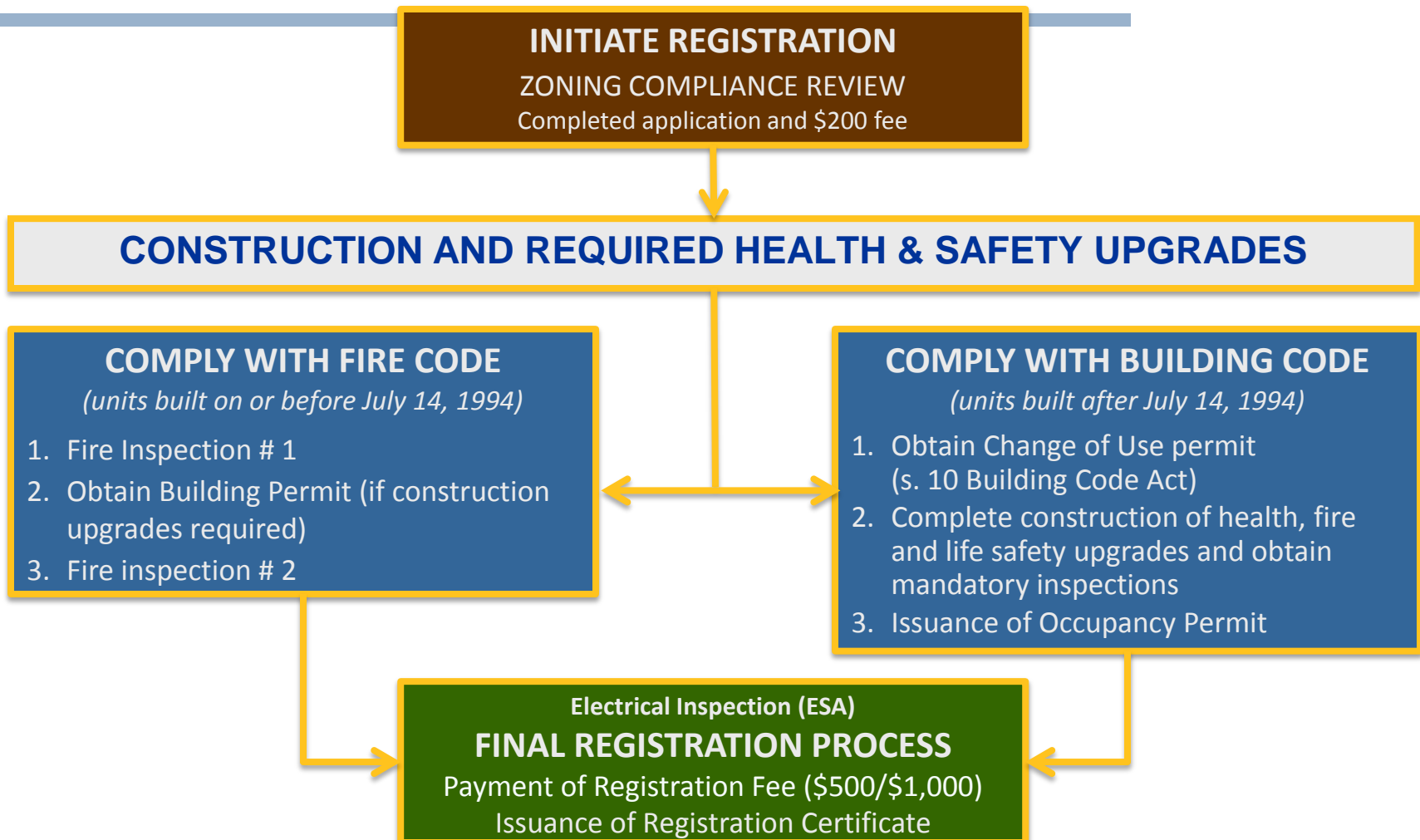


Registration By-law

- 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



Registration Process



Communications Strategy

- Public education will be key to successfully implementing the second units policies
- A comprehensive communications plan has been developed
- Other opportunities for continuous education of owners/tenants will be explored by Strategic Communications



Next Steps

- Council Adoption – April 9, 2014
- 60 Days for Building Division and Strategic Communications to finalize details of registration before Building begins to accept applications – June 9, 2014

