



NEW

MARKHAM ZONING BY-LAW PROJECT



**Phase 3A: Short Term Accommodations,
Rooming Houses and Secondary Suites**

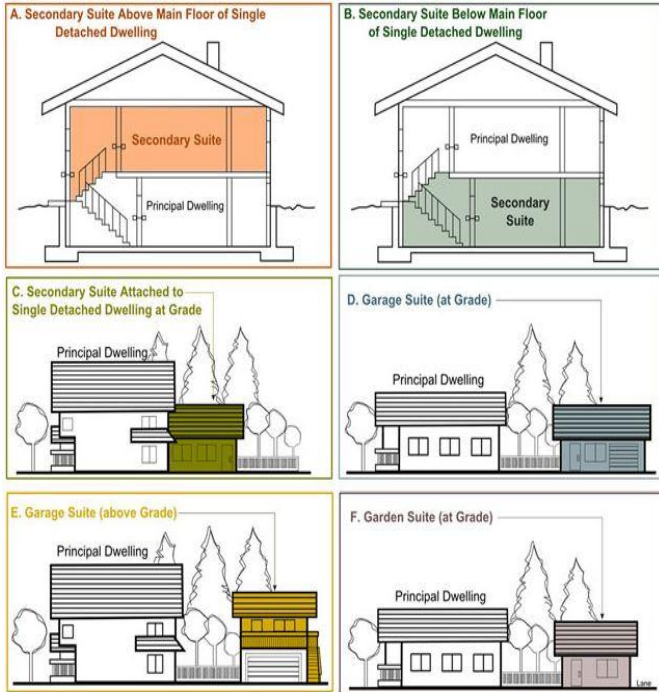
Public Meeting
December 6, 2016

Background



- On March 1, 2016 DSC recommended that staff accelerate consideration of secondary suites, rooming houses and short term accommodation. (Phase 3A)
- DSC considered options contained in draft reports on these matters on July 19 and July 28.
- DSC recommended that a public open house be held to receive feedback on draft recommendations from the public on September 19.
- Open House was held on October 11; attended by approximately 100 people and 11 Councillors

Secondary Suites – October 11 Open House Feedback

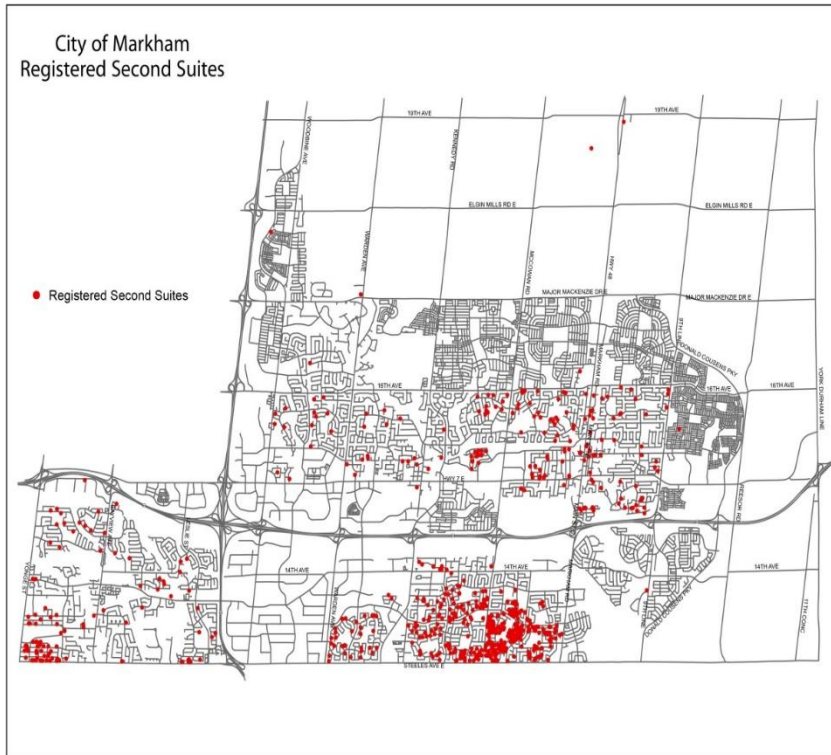


- A large majority of written and verbal comments supported the legalization of secondary suites
- Those in support of secondary suites want to ensure that:
 - safety procedures were adhered to;
 - no more than one additional unit be allowed;
 - unit sizes be restricted;
 - entrances be located appropriately; and
 - that secondary suites be subject to appropriate taxation.

Secondary Suites – Recommendations

- One accessory dwelling unit be permitted in a detached house, semi-detached house or townhouse in any zone (excluding the Special Policy Area and Markham Centre) provided:
 - Both the principal dwelling unit and the secondary dwelling unit are wholly contained in the same structure;
 - There are no more than two dwelling units on the same lot;
 - The secondary dwelling unit has a floor area of no less than 35m²;
 - No more than one dwelling entrance is contained within any main wall facing a streetline;
 - The entrance to either the principal or secondary dwelling unit is not through the garage door; and,
 - All other provisions of Markham's zoning By-laws are complied with.

Secondary Suites – Recommendations (cont'd)



- The City's Registration By-law (308-97) be updated, to require registration of all Secondary Suites and renewal every 5 years
- The City's Property Standards by-law be updated to include interior property standards.
- A public communications/education program be initiated to encourage registration of secondary suites.

Rooming Houses – Feedback



- The majority of written and verbal comments did not support permitting rooming houses in Markham.
- A number of speakers at the Open House proposed that rooming houses be permitted in intensification areas.
- Some speakers suggested that Markham needs to prepare for students when York University opens.

Rooming Houses – Recommendations

Add the following definitions:

- “**Rooming House Small Scale** means a building that does not exceed 3 storeys where lodging is provided in return for remuneration or services (or both) in 3 to 5 lodging rooms and where lodging rooms do not have both bathroom and cooking facilities for the exclusive use of individual occupants and may include one *dwelling unit*, but does not include a residential use with support services.”
- “**Rooming House Large Scale** means a building where lodging is provided in return for remuneration or services (or both) in more than 5 lodging rooms and where lodging rooms do not have both bathroom and cooking facilities for the exclusive use of individual occupants and may include one *dwelling unit*, but does not include a residential use with support services.”
- “A **Dwelling Unit** means a unit consisting of one or more rooms, which contains cooking, eating, living and sanitary facilities and is not a *rooming house*.”
- Do not permit rooming houses “as of right” in any zone. Use may be considered on a site-specific basis through a zoning by-law amendment or variance.

Short Term Accommodation – Feedback



- A large majority of written and verbal responses were opposed to allowing STAs.
- A petition with 13 signatures was presented opposing STAs.



Short Term Accommodation – Recommendation

Amend Markham's zoning bylaw to provide a definition for STAs, but not identify any zones in which the use would be permitted "as of right". The use could only be permitted on a site specific basis through a zoning by-law amendment or variance.

“Short Term Accommodation means a dwelling unit or any part thereof that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, license, rental agreement or similar commercial arrangement for overnight accommodation, for one or more periods of less than (30) consecutive days of the calendar year. Short term accommodation shall not mean or include: a residential use with support services; a motel, hotel, bed and breakfast inn, tourist establishment or similar commercial use; or an institutional use.”

Recommendations:

- A. THAT the Information Memo dated November 21, 2016 entitled “INFORMATION MEMORANDUM, Update on Phase 3A of Markham’s New Comprehensive Zoning By-law Project & Next Steps, File No. PR 13 128340” be received;
- B. THAT the record of the Public Meeting held on December 6, 2016 with respect to Phase 3A of Markham’s New Comprehensive Zoning By-law Project, File No. PR 13 128340, be received;
- C. **THAT the matter be referred back to Staff for a report and recommendation;**
- D. AND FURTHER THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

