

**S U M M A R Y**

**PUBLIC MEETING HELD ON TUESDAY, MAY 20, 2008**

**SUBJECT:**

Town initiated

Town Wide

This Public Meeting will provide information about the Town initiated proposed zoning By-law amendment to permit second suites Town-wide in single detached and semi-detached houses. The By-law will also include development standards, such as a minimum unit size, a requirement that second suites be secondary to the principal dwelling unit, and that there be no change to the exterior of a dwelling facing a public street.

The proposed Zoning By-law amendment is a key component of Markham's proposed new strategy for regulating second suites. In addition to zoning permissions the strategy includes:

- mandatory inspection and registration of second suites;
- enforcement of driveway/parking standards and property standards;
- educating landlords, tenants and the general public on regulatory procedures; and
- monitoring the re-inspection and renewal of registration of second suites at regular intervals.

**NOTICES SENT:**

755 notices were mailed on April 30, 2008

Notice was posted in the May 1, 2008 edition of the Economist & Sun and Thornhill Liberal.

**WRITTEN SUBMISSIONS RECEIVED:**

- 1) Submission received from Chris Pavlakis, 39 Carolwood Cres, Markham, L3S 4T2 – not in support
- 2) Submission received from Paul Naish, 50 Eastwood Cres, Markham, L3P 5Z7 – expressing concerns
- 3) Submission received from Al Howard, Grandview Area Residents Association, – submitting comments

- 4) Submission received from David Johnston – submitting comments
- 5) Submission received from Kamlesh Patel – in support
- 6) Submission received from Julie – not in support
- 7) Submission received from Peter Wales – not in support
- 8) Submission received from Debbie Wong, Rouge Fairways Residents' Association – majority of members are not in support
- 9) Submission received from Errol Brooks – strongly opposed
- 10) Submission received from Rajinder Bali – submitting comments
- 11) Submission received from Trevor Dantas – not in support
- 12) Submission received from Jayaram Shetty – submitting comments
- 13) Submission received from Carmen Lee – totally opposed
- 14) Submission received from Jim Robertson – submitting comments
- 15) Submission received from Elsa Burton – in support
- 16) Submission received from Jane Wedlock, York Region Alliance to End Homelessness, 194 Eagle St, Newmarket, L3Y 1J6 – in support
- 17) Submission received from Fred Webber & Marsha Winton, German Mills Ratepayers Association – expressing community's concerns

## Carroll, Judy

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**From:** Shauna Patty [shauna@nobleprecision.com]  
**Sent:** May 8, 2008 3:43 PM  
**To:** Webster, John; Carroll, Judy  
**Subject:** Zoning by-law

C.Pavlakis  
39 Carolwood Crescent  
Markham, Ont. L3S 4T2  
Phone: 905-294-6735 Fax: 416-754-2162

May 8, 2008  
Clerks Department  
Town of Markham  
101 Town Centre Blvd.  
Markham, Ontario L3R 9W3

Dear Sir/Madam,

This letter is in regards to the new by-law file M1-464. I have been a resident of 39 Carolwood Crescent for 29 years and I am not supporting this proposal, that all neighbourhoods in Markham can have the same opportunity. My neighbourhood is restricted to one acre lots and is single family homes; for the last 15 years the Town of Markham has denied me the right to subdivide my lot into two lots. In the past neighbourhood letters have indicated that I would overpopulate the area if I built a new home and had one of my children reside next door, also I was told, doing this would change the character of Carolwood Crescent. How then does this not apply to having basement apartments? Yet, the Town has issued permits for extensions on family homes and rooming houses in my neighbourhood. The south east corner of Carolwood and Chatelaine the house operates as a church. Across from my home that residence operates a Saturday & Sunday school.

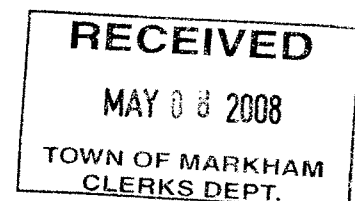
I must say to your proposal must have restriction in the Carolwood Cr. & Chatelaine neighbourhood not to have basement apartments or operate any type of business.

The economy is not at its best right now and with this new by-law you will have to increase taxes to absorb the cost of overcrowding of the schools. In the proposal it reads that the new by-law is to help relieve mortgage and tax payments, myself I pay close to \$9000.00 a year to live in my house and I am a senior citizen. The first meeting I attended, I witnessed some residents broached the issue that Markham is about to discriminate against the home owner and they have the right to the opportunity to have basement apartments. I have lived in Canada for 51 years and have worked 2 jobs to pay for my house when it was needed. I have noticed some people like a free ride and will bring up the discrimination word in order to benefit. I would like to know what Markham Town has done to me is discriminatory or how should I call it?

I also read that the new by-law may not be appealed to the Municipal Board RSO 1990C.P.13 subsection (19.1). I do not think this is very democratic. I say if Markham needs basement apartments, design a new community for your proposal. Also, the income of basement apartments should be taxable income, reported to the government as net income not just permit fees. I closing, I do not support this idea, especially in my neighbourhood.

Regards,

Chris Pavlakis



**Carroll, Judy**

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**From:** Paul Naish [paul@naishfamily.net]  
**Sent:** May 12, 2008 12:32 PM  
**To:** Carroll, Judy  
**Cc:** Webster, John; Brenda Naish  
**Subject:** MI-464 Zoning by law Changes for Second Suites

I saw the Notice of the Public Meeting on May 20th posted in the Thursday, May 18th Markham Economist & Sun. Unfortunately, I will be unable to attend but appreciate the ability to express my concerns via email.

I have reviewed a number of the postings on the plans for the Second Suite Amendments and have the following concerns.

I did not see a provision for using this by-law to create 2 'super' suites in one house. There is a provision that a 2nd suite not be more than 45% of the total gross floor area but this does not indicate if the basement is included which is not the norm when reporting square footage of a house. Looking to the future, we are seeing an increase demand for housing. The concept of second suite could be used to convert a house into two super suites made up of the entire dwelling. Instead of supporting a 2nd suite for the home owner, this would create a new class of rental housing with absentee landlords. This could allow two large apartments to be constructed.

I would like to see a provision that the Second Suite is rented by the home owner of the principal residence would resides at the house. This will deter absentee landlords and ensure there is a home owner who is more likely interested in the up keep of their property and neighbourhood.

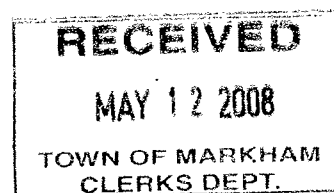
The provision for not interfering with the layout of the neighbourhood I think needs to be be clearer. The assumption is that people entertain in their backyards. I don't want to see someone convert the front yard into a 2nd backyard for use by the Second Suite.

I would like to see a density formula of allowed Second Suites in a given neighbourhood.

I appreciate that Second Suites are here and will not go away, even with legislation, so best to regulate them.

Thank you

Paul Naish  
50 Eastwood Cres  
Markham, Ontario  
L3P 5Z7  
(905) 294-5912



12/05/2008

# G.A.R.A.

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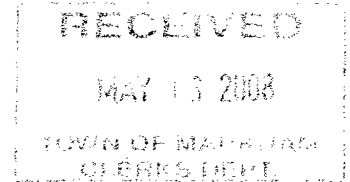
## Grandview Area Residents Association

*Serving residents living between Yonge and Bayview – Steeles and Proctor*

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May 14, 2008

To: Clerk's Department  
Town of Markham  
101 Town Centre Blvd  
Markham, ON L3R 9W3



Attention: Judy Carroll

Re: Legalizing Basement Apartments

Please accept this submission for the public meeting scheduled to take place on May 20, 2008 in Markham Council Chambers as the position of the Grandview Area Residents Association on the proposed by-law amendment to permit second suites in residences. We ask that these views be taken into account when considering any amendment to the existing zoning by-laws.

### **Overview of GARA Position**

GARA understands the intent of the proposed Markham policy and the rationale for introducing it. We agree that if managed properly, basement suites would bring valuable benefits to the community and therefore we are supportive of the general thrust of this initiative. We do not outrightly oppose basement apartments, but feel a number of important concerns must be addressed before they are legally sanctioned.

We do not feel that the solution to the needs for significant additional, affordable housing should be met by this approach alone. Preference should be given to the construction of higher density apartment buildings, where all associated design, safety, traffic, servicing, schooling and other issues can be properly managed.

This Markham policy initiative has only recently been made known to us and we have not had a lot of time to consult with residents and research the issues. We ask that the Town of Markham proceed carefully and diligently in furthering this cause and allow for full and continuing consultation with residents and ratepayer groups going forward.

### **Past Experience.**

Rooming houses and basement apartments have existed in our area for many years. The transient nature of the tenants and whether or not the landlord lives on the premises significantly affect the nature and severity of problems experienced. Noisy, inconsiderate tenants and landlords who don't care about the ill-effects their tenants have on their neighbours have caused us grief. Complaints about overcrowded dwellings, such as 90? Steeles East have gone unheeded by the

Town. Nasty disagreements on the street requiring intervention of bylaw officers and the police are not experiences we wish to continue. We want legislation with teeth and adequate resources to be in place to ensure compliance before any zoning changes are approved.

### **Safety**

Safety is a big concern that must be addressed, through building code standards and inspections relating to building construction, electrical systems, plumbing and health and fire safety.

Attention needs to be given to adequate fire escapes and alternative escapes from basement units, fire-proof construction techniques, electrical system design and capacity, plumbing system design and capacity and on-site parking (not on-street). We do not want neighbouring houses to suffer from increased fire risk, nor safe passage on the streets nor from the creation of an unseedy overcrowded neighbourhood and all attendant problems. Many existing homes do not have entrances and basement windows that are suitable for basement units, for example. Basement units should only be allowed where adequate design measures have been implemented.

We do not profess to know much about the issue of radon gas, but understand that it accumulates in basements and can reach levels which, with prolonged exposure, can result in lung cancer. Therefore anyone who spends considerable periods of time in basements, such as those who live in basement apartments or work in home offices or workshops, should have testing done for radon gas as a precaution. The Town needs to ensure that basement apartments are not allowed in areas where this risk is prevalent, unless adequate measures are in place to mitigate it.

### **Fair Property Taxation**

Although a provincially controlled matter, the issue of fair property taxation is relevant and needs to be addressed. If this is an issue for Markham, so is it for many other municipalities. Property taxes should be designed to ensure that property owners pay their fair share of the costs of the services provided by the Town. This should be based in large part on the potential demand placed on municipal services by the nature of the properties. The current market value assessment system does not do this. If two families share the same dwelling with double the demand for services and an insignificant change in the assessed value of the property, it makes the current approach more unfair than ever. The province should be approached to review this policy and the Town needs to ensure that properties are properly recorded and assessed where multiple families share a dwelling place.

### **Fair Income Tax Reporting**

Many basement rentals today are hidden from public view, Not only are unsafe conditions present and neighbourhood quality of life issues growing, an underground economy is thriving with a lot of unreported income. These accommodations are often provided to the disadvantaged – foreign students, immigrants, migrants etc. The Town needs to ensure that basement units cannot exist unless fully registered, inspected and approved and that all business relationships are fully public and reported. Consideration should be given to mandating the use of standard rental and lease agreements, as done in Quebec. Rent is taxable income and the Town needs to, officially at least, acknowledge this in the policy and do what it can to ensure that basement apartments are operated as true businesses, and not hidden cash cows.

### **Management of Issues**

Our principal concern with basement apartments is the nuisance factor created when tenants and landlords expect neighbours to tolerate, control and resolve issues regarding excessive noise, garbage and litter, overnight and day long on-street parking, speeding cars, blaring car radios, noisy car exhausts, inadequate property and landscape maintenance and so on. These are not issues in neighbourhoods with resident property owners, but are typical of absentee landlords and tenants with no stake in property values. We do not want the quality of life to suffer as we create new problems in resolving others. Any increased costs to the Town in dealing with such matters should be borne directly by the landlords involved.

Placing large numbers of people into basements does nothing for managing traffic and is not public transit friendly. Traffic congestion is already one of the most significant frustrations we face today. We feel that in properly designed high density apartment buildings located in proximity to public transit, all of these concerns can be addressed through intelligent practical design.

### **Existing Communities and New Developments**

If future developments and subdivisions were zoned, designed and built with second suites in mind, the houses would conform with all required standards from the beginning. We would suggest a limit be established, such as 25%, as to how many homes in a neighbourhood would be permitted to have basement units. Those buying into a subdivision need to know ahead of time what they are buying into. Those who don't want to live among numerous second suites could choose to buy a home in areas created as single family residential. This would be preferable to the Town encouraging second suites on everyone in every area. It would allow for choice while still meeting the need for affordable housing. Having specific areas zoned for basement apartments would also facilitate enforcement of the relevant bylaws, given that those areas will require increased inspection and vigilance.

### **Closing Remarks**

In summary, the zoning changes being contemplated by the Town of Markham are very significant and not at all understood by most residents. Implemented properly and with adequate enforcement, the changes will help address a critical need for affordable housing. Implemented hastily without adequate controls and input from residents, they will reduce the quality of life for everyone and achieve nothing. The Grandview area is an older, well established neighbourhood and GARA is anxious to ensure that it remains a desirable neighbourhood in which to live and play. The Town Council must not be allowed to think that it can simply enact zoning changes without also increasing the budget and resources to ensure that they are properly followed on this critical issue.

Respectfully,

Al Howard  
Co-Chair

Marilyn Ginsburg  
Co-Chair

cc: Valerie Burke

**Boyce, Murray**

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**From:** [REDACTED]  
**Sent:** May 18, 2008 11:46 AM  
**To:** Boyce, Murray  
**Subject:** Public Comment on Proposed Second Suite Policy - Comments and Suggestions

The new ByLaw and Policy will enable the Town to properly track/inspect the many existing second suites within the Town. In addition from a social planning process it enables the Town to provide good accommodation for persons and families unable to purchase a home within Markham.

Name: David Johnston  
E-mail Address: [REDACTED]

20/05/2008



**Boyce, Murray**

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**From:** arth\_96@yahoo.ca

**Sent:** May 16, 2008 5:59 PM

**To:** Boyce, Murray

**Subject:** Public Comment on Proposed Second Suite Policy - Comments and Suggestions

Hi, Proposed new second suites policy is the best step Markham town is taking into consideration. This will set a perfect example for others as we are together in a multicultural society. I am fully supporting this policy and looking forward to become an official and law to register the new and existing second suite for the safety of Markham community. Thanks for consideration and prompt action. Kamlesh Patel  
Canadian Citizen and Markham Resident.

Name: KAMLESH PATEL

E-mail Address: arth\_96@yahoo.ca

20/05/2008

**Boyce, Murray**

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**From:** [REDACTED]@yahoo.ca

**Sent:** May 19, 2008 7:34 AM

**To:** Boyce, Murray

**Subject:** Public Comment on Proposed Second Suite Policy - Comments and Suggestions

No way!!!

Name: Julie

E-mail Address: [REDACTED]@yahoo.ca

20/05/2008

**Boyce, Murray**

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**From:** [REDACTED]

**Sent:** May 19, 2008 9:08 AM

**To:** Boyce, Murray

**Subject:** Public Comment on Proposed Second Suite Policy - Comments and Suggestions

The following is the text of what I will read at the May 20th public meeting on the Secondary Suites in Markham. Let me start by saying that I understand where the need for secondary suites comes from however the idea that the place I moved to 8 years ago from North York, could now become another North York or worse, bothers me intensely. I did not pay hundreds of thousand of dollars to live in or near a neighbourhood that has basement suites regardless of what by-laws are put in place to address this accommodation. I just have to look to North York, where I spend some time tutoring students most of whom live in what so quaintly is called a "secondary suite" but what in reality is a rooming house filled to capacity with low income renters. These suites as you call them are nothing more than roughly constructed rooming houses, housing in some cases a number of families sharing a makeshift kitchen area as well as a single shower and toilet. I have conducted many a class sitting on the side of a bed which doubles as a desk since there is no other place for the student to study in the "suite". Remember, I'm speaking here from first-hand experience, not hearsay or rumor; I've been there and I've seen it with my own eyes! One other situation that has happened with regularity in these rooming houses is the incidence of conflict that none of us should be surprised about, given what often happens when you have a high concentration of people living under one roof sharing bathrooms and kitchens. These have frequently involved police being called which is no trivial matter and could lead to more serious problems in the community. The landlords care not for the well-being of these individuals and families; they care about one thing and one thing only: making as much money as they can for themselves. In many case houses have been bought up and modified exclusively for the purpose of housing as many renters as possible. If you tell me by-laws will prevent this I'll ask you why has this not been the case in North York where the problem is rampant and by-law enforcement is either unable or incapable of dealing with the situation. Councilors, you live in Markham and I ask you for an honest answer as to how you personally would feel if the house next door to you was to be converted to a tenement or excuse me ..secondary suite? Close your eyes and imagine a driveway full of cars, old bicycles everywhere, unkempt lawns and generally speaking a property that does nothing to enhance the neighbourhood or Town for that matter. And imagine a little more that that day has arrived when you plan to sail off into the sunset and sell your nest-egg taking those considerable profits you planned on to finance your golden years. Well think again when your property sells for much less than you anticipated due to the fact that you have a neighbour with a secondary suite or perhaps even a street-full of these establishments. I suspect that everyone has heard the term NIMBY but for those you who haven't it means Not In My BackYard. Each of you have to consider this as not just something that will happen elsewhere in Markham in someone else's backyard away from your expensive properties with your beautifully manicured lawns, flower beds, and freshly painted garage doors. You have to look at this issue as if it will be YOU who have the greedy landlord who is trying to squeeze every dime they can out of their property without any regard for the community or neighbours.

Name: Peter Wales

E-mail Address: [REDACTED]

20/05/2008

**Boyce, Murray****From:** [REDACTED]**Sent:** May 19, 2008 10:53 AM**To:** Boyce, Murray**Subject:** Public Comment on Proposed Second Suite Policy - Comments and Suggestions

The Rouge Fairways Residents' Association serves the community located at the SE side of Markham Road and 14th Avenue and I am writing to you to express the opinions of the majority of our members that are not in favour of the proposed plan to legalize secondary suites in Markham. We ask Council not to rush in its decision on this important matter. We appreciate the interest the Town has in making secondary suites legal to ensure safety and welfare of their residents. Safety is an important concern that no one can deny. Legalizing has its merits, however, a majority of the problems will still exist even after legalizing has been approved as many will choose not to legalize. This proposal of legalizing does not encourage those currently illegal to register their units, the list of incentives and costs to register do not outweigh the savings to stay illegal. To register their units a homeowner will incur costs for: - registration and inspection costs with the Town - costs to bring their units up to building code and fire standard - mostly will increase their costs of insurance - will increase costs of property taxes - and increase their taxable income on revenue collected to Revenue Canada. Thus legalizing will not change the current situation. Legalizing will only cloud the issue of identifying which unit is legal and which unit is not with neighbours and by-law enforcement officers alike. Our association feels that this proposal does not serve the residents of Markham. We feel that more studies have to be completed to ensure us that the average homeowner will not be deprived of their basic needs. - studies to ensure that our real estate values (not those with units) will not decline when secondary suites surround our home for sale - studies to ensure that adding more units will not add to the traffic problems already existing today throughout Markham - studies to ensure that when we allow more people to reside in Markham, our already over-crowded hospitals are not affected. - studies to ensure that police and fire services, school systems and waste management and the existing infrastructure will not be over burdened and make services inadequate to single family homeowners. - studies of before and after comparisons in the neighbouring communities who have already adopted this policy. Such as have they seen an increase of those registered after legalization compared to prior legalization, and proof that additional problems will not arise, such as crime - studies to ensure that municipal and regional services to the taxpayer will not be compromised. - And most importantly this proposal does not show how enforcement will be handled differently tomorrow than it is today. At the end of the day what we will see is those who choose to keep their homes as single family dwelling units suffer. It is: - their taxes will eventually rise to support the influx of the community - their services: fire, police, hospitals and school systems that will be compromised - and their real estate investments devalued. Although we understand the needs of affordable housing in Markham, the Town must look after the welfare of existing single family homeowners and not punish them by forcing a drastic policy onto them. In doing so, the Town's already stressed system will not be able to provide adequate essential services to these residents. Presently, waiting in emergency for 5 hours is not adequate services or not being able to get a bed for those critically ill; waiting for police services to arrive an hour or two later also is not acceptable. Sitting in traffic is also taxing to our infrastructure; not providing enough programs in the schools and community centers to accommodate our children is another. All these services need to be increased to support this proposal yet we do not see any of this addressed. Safety is first and foremost an important issue, allowing for an internal property standards bylaw will be a step in the right direction, not legalizing secondary suites. The Town needs to concentrate on fixing up existing problems first before they can move forward. We all know that illegal units currently run rampant in Markham and there is not enough Bylaw Enforcement Officers on staff to currently fix all the problems, so how will adding more

secondary suites to Markham improve this situation? What is needed is more time and money to bring Markham back to its quality of excellence. Cracking down on violators, imposing stricter penalties, ensuring building standards and fire codes are met, educating the public with respect to the Town's current by-laws, these points should be the priority before considering legalization. There is no mention in this proposal on how enforcement will be handled differently. Will illegal units be strictly enforced and punishable as its currently lacking in the present system? Is the Town then prepared to take action on all violators who do not register their units? Will a greater enforcement presence exist? This proposal does not address these questions and many more. We are asking that council not rush this critical decision and to look more deeply into each of these issues before they pass an amendment to the existing bylaw. Council needs to allow for more public consultations and address our concerns before they move forward. Other methods should be explored. We hope you will look into our concerns before you make a decision on this matter. Sincerely Debbie Wong President Rouge Fairways Residents Association

Name: Debbie Wong

E-mail Address: ~~debbie@rougefairways.com~~

**Boyce, Murray**

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**From:** ~~Errol\_brooks@sympatico.ca~~

**Sent:** May 19, 2008 1:56 PM

**To:** Boyce, Murray

**Subject:** Public Comment on Proposed Second Suite Policy - Comments and Suggestions

I am member/director of the RFRA(Rouge Fairways Residents' Association) and strongly opposed the leagalizing of so-called "secondary suites".It is a fact that comunites that allow such suites have experienced a significant drop in property values; not to mention the increase pressure that will occur on the infrastructure and municipal services such garabge collection, health facilities etc.

Name: errol brooks

~~E-mail Address: Errol\_brooks@sympatico.ca~~

20/05/2008

**Boyce, Murray**

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**From:** [REDACTED]

**Sent:** May 19, 2008 3:30 PM

**To:** Boyce, Murray

**Subject:** Public Comment on Proposed Second Suite Policy - Comments and Suggestions

Before considering second suite in Markham, please consider the amount of facilities you will be loading, road traffic, parking or impact of street packing, effect on property taxes, schooling and environmental effects due to increased vehicle movements. This second apartments will effect the life style of seniors & play area for children. I would strongly suggest to defer such move at this time.

Name: Rajinder Bali

[REDACTED]

20/05/2008

**Boyce, Murray**

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**From:** [REDACTED]**Sent:** May 19, 2008 4:03 PM**To:** Boyce, Murray**Subject:** Public Comment on Proposed Second Suite Policy - Comments and Suggestions

We are not in support of such legislation for Markham. Markham had a reputation for being a community in high standing and which attracted middle to high income residents. It appears that the town of Markham is more interested in generating tax dollars by increasing density of homes and issuing permits for town homes, semi detached, condominiums and Appartments. These used to be rare in the town of Markham. We are also seeing a high level of congestion on our roads and a rising crime rate which include grow-opps and violent crimes. With the introduction of legalizing Second Suites, we will be opening the doors to higher density living, lowering our property values due to rentals, and increase or crime rates further. This will not serve Markham well. This has to stop - we need to walk before we sprint.

Name: Trevor Dantas

E-mail Address: [REDACTED]

20/05/2008



**Boyce, Murray**

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**From:** jayshetty67@hotmail.com

**Sent:** May 19, 2008 9:45 PM

**To:** Boyce, Murray

**Subject:** Public Comment on Proposed Second Suite Policy - Comments and Suggestions

proposed introduction by town of Markham the bylaw to legalise basement suites is definetely a matter of cocern to majority of Markham residents. This approach will totally alter the demographics of the community causing enormous pressure on the existing (already scaled down) services to further cause the congestion to make Markham look like a ghetto in the making. Please tread carefully giving enough thought not to cater to political and special interest groups pushing for this by law

Name: Jayaram Shetty

E-mail Address: jayshetty67@hotmail.com

20/05/2008

**Boyce, Murray**

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**From:** ~~Shirley Gregson~~

**Sent:** May 19, 2008 10:51 PM

**To:** Boyce, Murray

**Subject:** Public Comment on Proposed Second Suite Policy - Comments and Suggestions

My family has been living in Markham for more than 14 years. One of the reason we like about Markham is NO secondary suites is permitted. Recently we noticed some of our neighbours has the illegal secondary suite in their homes which has created lots of problems in our neighbourhood. Such as.... more garbages pick-up for a single home. More cars parked on the driveway/road (which has created a BIG problem for snow plowing in winter). Speeding and safety issue for the children. The tenants and their visitors pays no respect to the neighbours (eg. using other people's driveway). We totally OPPOSE to legalize secondary suites in Markham. We have already seen the problems in our neighbourhood and we don't want to see it happen to whole Markham areas. Just take a look for what happened in Scarborough!

Name: Carmen Lee

~~E-mail Address: ~~Shirley Gregson~~~~

20/05/2008

**Boyce, Murray**

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**From:** [REDACTED]**Sent:** May 20, 2008 1:20 AM**To:** Boyce, Murray**Subject:** Public Comment on Proposed Second Suite Policy - Comments and Suggestions

I own property at 10617 Woodbine Ave and 59 Ashglen Way, Markham. The safety and parking regulation are all good goals for regulating second apartments. Some limitation should be put on the density per neighborhood as well. It should also be available as a declaration for adjacent property when a home is for sale. Some people have no interest in buying next to a multi unit dwelling and would not have if they knew ahead. Most second apartments I have seen are unsafe and the owners/renters have no clue what is missing for their safety. They exist though, to provide reasonable accommodation to many who do not earn enough to live elsewhere and is close to work. Homeowners need it to help pay the mortgage and make part of it tax deductible. You are going to need a lot of resources to regulate. Fire dept; by law; inspectors; potential licensing; safety inspections; enforcement; public notice for new apartments. As soon as home owners see that there will be more regulation and costs they will go even more underground than it is presently. Good luck and if you need some help with this, let me know.

Name: Jim Robertson

E-mail Address: [REDACTED]

20/05/2008

**Boyce, Murray**

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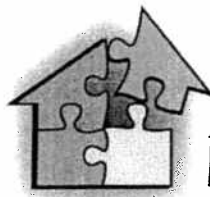
**From:** [REDACTED]**Sent:** May 20, 2008 7:02 AM**To:** Boyce, Murray**Subject:** Public Comment on Proposed Second Suite Policy - Comments and Suggestions

I'd like to support the Town's proposed policy on Second Suites. I've been living in a second-floor unit in a single-family home in Unionville for 8 years now. I'm a mid-40s, university-educated, professional. I live in a home owned by same. This second-suite arrangement has allowed us both to have a quality of life in this community where we work, that would otherwise not have been possible. I doubt my neighbours are even aware that the house is home to two separate households. There are two cars between us, we generate less garbage/recycling than a typical Markham family. We put no extra strain on municipal services. I am concerned that the abuse of Second Suites by some people, will result in those who use Second Suites as they should be used losing this housing option. I believe the Town is proposing a solid policy to regulate the system. The success will depend on the Town's ability to monitor and enforce the bylaw. Second Suites are a reality in this community. So let's legalize them and enforce standards that will make them work. Elsa Burton

Name: Elsa Burton

E-mail Address: [REDACTED]

20/05/2008



York Region

## Alliance to End HOMELESSNESS

194 Eagle Street  
Newmarket, Ontario L3Y 1J6

Phone: 905 967-0539

Fax: 905 967-0097

Email: closetotheedge@bellnet.ca

16<sup>th</sup> May, 2008

Town of Markham  
Clerks Department

Re: Proposed New Policy for Second Suites

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I am writing to express the strong support of the York Region Alliance to End Homelessness to the Town of Markham's proposed policy for Second Suites.

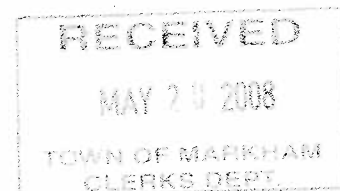
The York Region Alliance to End Homelessness is a coalition of social service providers and other stakeholders who work collaboratively to understand, develop and implement a strategic response to homelessness in York Region.

The critical lack of safe, secure, affordable housing is a contributory underlying factor to homelessness and risk of homelessness in communities across York Region. Basement apartments (secondary suites) are one of the lower cost types of accommodation that can be found by people living on low incomes. It is critical that by-laws are implemented by municipalities to ensure the safety of residents and improve the quality of affordable housing available to residents.

We commend the Town of Markham for moving forward with this policy change and strongly support the proposed change.

Yours sincerely,

Jane Wedlock  
Coordinator



German Mills Ratepayers Association Submission on Second Suites.txt  
With regard to the Statutory Public Meeting on the proposal to extend second suite zoning townwide, to be held on May 20, 2008, in Council Chambers, please find attached written comments intended to reflect the position of the German Mills Ratepayers' Association.

We ask that these views be taken into account when considering any changes to the existing zoning bylaws.

Thank you,

Fred Webber      President GMRA  
Marsha Winton   Vice President GMRA

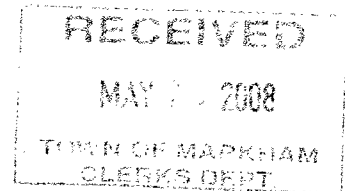
German Mills Ratepayers Association, Thornhill.

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GMRA

German Mills Ratepayers' Association  
serving Thornhill residents between the 404 on the east, Settlers' Park & Quail Valley on the west, Steeles Avenue to the south and John Street to the north

May 16, 2008.

To: The Clerk's Department  
101, Town Centre Boulevard  
Markham Ontario L3R 9W3  
Attention: Judy Carroll



Re: Extending Second Suite Zoning Townwide

Please accept this submission for the Statutory Public Meeting on the Town's proposal to extend second suite zoning townwide, to be held on May 20, 2008, in Council Chambers, as the position of the German Mills Ratepayers Association.

We wish to express our community's concerns, with the proposal brought forward by the Town of Markham Subcommittee on Second Suites, to extend second suite zoning townwide. We want to make it clear that the community of German Mills wishes to remain zoned single family residential. We have contacted and met with many other ratepayers associations across Markham, and we believe the great majority of communities in the town feel the same way we do. The Town's own consultants' report from Price Waterhouse Cooper, in 2001-2002, indicated that most communities across Markham were not accepting of second suites. We are surprised and disappointed that the Town should choose to bring forward such an extreme and drastic change in residential zoning when there are friendly, non-confrontational options available. We would have no objection, for example, to the Town extending second suite zoning in some of its new development.

The great majority of Markham homeowners bought their homes and moved to Markham to raise their families in single family residential neighbourhoods. The homes they bought, and paid a premium for, were marketed and sold as single family residences, in legally binding contracts. This proposal by the Town of Markham is a betrayal of the trust those homeowners placed in the hands of their municipal government and a

German Mills Ratepayers Association Submission on Second Suites.txt  
betrayal of the Town of Markham's former commitment and obligation to provide  
single family residential zoning for those homeowners.

Basement apartments have brought many problems to some parts of our community. Our homeowners who come from all corners of the earth, from all races and from many different cultures embrace multiculturalism, we are a multicultural community, but we don't want Third world property standards tolerated by Markham. We want the Town to uphold and enforce Canadian property standards. The other half of the problem is transient tenants, moving in and out of basement apartments, disrupting neighbourhoods with their antisocial attitudes, habits and behaviour which are not compatible with families raising children. We no longer know who our neighbours are and if our children are safe.

In our opinion, basements are not suitable housing units. We do not want any level of government shirking their responsibilities to provide appropriate, fire-safe and healthy housing for the poor, sick, elderly and those with special needs. Housing responsibilities for these groups should not be left to individual landlord/homeowners renting out basement apartments. These groups have enough health problems of their own, without being subjected to lung cancer caused by radon gas or the carbon monoxide given off by furnaces and water heaters, not to mention lack of natural light and fresh air. When it comes to the spread of fires and escape from fires, basements are particularly problematic. We believe low income groups should be properly housed in safe, concrete structures such as apartment buildings, which are not subject to the fire and health problems of basements, and where special needs can be provided for. Locating public housing close to public transit and employment opportunities would reduce car travel and keep parking and traffic problems out of low density residential neighbourhoods.

Our residents have many other concerns as well, most of which cannot be adequately addressed here.

While we understand the Town's needs to address the problems surrounding second suites, we need the Town to understand that residents also have needs and problems with second suites which need addressing. Accordingly, we ask the Town to ensure that an extensive public review takes place for this important, controversial and unappealable change in zoning, through the establishment of a working group, composed of residents of Thornhill, Milliken, Unionville and Markham and representatives from all wards, to allow residents more opportunity for input and to allow representatives from all the different communities across Markham to come together to study the proposal in detail and come up with recommendations for Council.

Respectfully,

Fred Webber      President GMRA

Marsha Winton   Vice President GMRA

**Second Suites  
Zoning By-law Amendment  
File No. MI-464**

**Resolution**

**Suggested Draft Resolutions for Consideration  
of the Development Services Committee**

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**Resolution if proposed amendment is to be enacted without further notice**

- A. THAT the Development Services Commission Report dated Feb 5, 2008, entitled "Subcommittee on Second Suites Recommendation Report" and the Development Services Committee Report dated May 20, 2008, entitled "Public Input on Proposed New Strategy for Second Suites" be received;
- B. AND THAT the Record of the Public Meeting held on May 20, 2008 with respect to the proposed amendments to the Town's Zoning By-laws, as amended, be received;
- C. AND FURTHER THAT the proposed amendments to the Town's Zoning By-laws, be enacted.

**Resolution if application is referred back to staff for a report and recommendation**

- A. THAT the Development Services Commission Report dated Feb 5, 2008, entitled "Subcommittee on Second Suites Recommendation Report" and the Development Services Committee Report dated May 20, 2008, entitled "Public Input on Proposed New Policy for Second Suites" be received;
- B. AND THAT the Record of the Public Meeting held on May 20, 2008, with respect to the proposed amendments to the Town's Zoning By-laws, as amended, be received;
- C. AND FURTHER THAT the Town initiated amendments to the Town's Zoning By-laws, be referred back to staff for a report and recommendation.





## BY-LAW 2008-\_\_\_\_\_

**A By-law to amend By-laws 1229, 1442, 1507, 1767, 1914, 2053, 2150, 2237, 2284-68, 2402, 2489, 2551, 2571, 2612, 11-72, 122-72, 77-73, 83-73, 84-73, 119-73, 151-75, 88-76, 127-76, 250-77, 145-78, 162-78, 163-78, 184-78, 72-79, 91-79, 118-79, 134-79, 153-80, 165-80, 72-81, 90-81, 108-81, 193-81, 221-81, 28-82, 194-82, 196-82, 47-85, 304-87, 19-94 and 177-96, as amended**

**WHEREAS** the Town of Markham is empowered to pass By-laws pursuant to the Planning Act R.S.O. 1990 c. P 13.

**AND WHEREAS** By-laws 1229, 1442, 1507, 1767, 1914, 2053, 2150, 2237, 2284-68, 2402, 2489, 2551, 2571, 2612, 11-72, 122-72, 77-73, 83-73, 84-73, 119-73, 151-75, 88-76, 127-76, 250-77, 145-78, 162-78, 163-78, 184-78, 72-79, 91-79, 118-79, 134-79, 153-80, 165-80, 72-81, 90-81, 108-81, 193-81, 221-81, 28-82, 194-82, 196-82, 47-85, 304-87, 19-94 and 177-96 as amended, are intended to provide for the orderly development of land in the Town of Markham;

**AND WHEREAS** the Town of Markham wishes to ensure that By-laws 1229, 1442, 1507, 1767, 1914, 2053, 2150, 2237, 2284-68, 2402, 2489, 2551, 2571, 2612, 11-72, 122-72, 77-73, 83-73, 84-73, 119-73, 151-75, 88-76, 127-76, 250-77, 145-78, 162-78, 163-78, 184-78, 72-79, 91-79, 118-79, 134-79, 153-80, 165-80, 72-81, 90-81, 108-81, 193-81, 221-81, 28-82, 194-82, 196-82, 47-85, 304-87, 19-94 and 177-96 as amended, permit an accessory dwelling unit within single detached and semi detached dwellings within the Town, provided certain conditions are met;

**AND WHEREAS** Council held a public meeting on \_\_\_\_\_, for the purposes of obtaining public input;

### **THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:**

1.0 By-laws 1229, 1442, 1507, 1767, 1914, 2053, 2150, 2237, 2284-68, 2402, 2489, 2551, 2571, 2612, 11-72, 122-72, 77-73, 83-73, 84-73, 119-73, 151-75, 88-76, 127-76, 250-77, 145-78, 162-78, 163-78, 184-78, 72-79, 91-79, 118-79, 134-79, 153-80, 165-80, 72-81, 90-81, 108-81, 193-81, 221-81, 28-82, 194-82, 196-82, 47-85, 304-87, 19-94 and 177-96, as amended be and the same is hereby further amended as follows:

1.1 For the purpose of this by-law only, the following definitions shall apply:

"Accessory Use" means a use, customarily and normally subordinate to, incidental to and exclusively devoted to a main use of land or building, and located on the same lot.

"Dwelling Unit, Secondary" means a dwelling unit that has a floor area that is less than the floor area of the other unit in the same building.

"Floor Area" means the aggregate of the areas of each floor of a dwelling unit above or below established grade, measured between the exterior faces of the exterior walls, but not including the floor area of a private garage.

"Dwelling Unit, Principal" means a dwelling unit that has a floor area that is greater than the floor area of the other unit in the same building.

"Dwelling, Semi-Detached" means a dwelling unit in a building that is divided vertically into two dwelling units that share a common wall above grade that is divided vertically into two dwelling units that shares a common wall above grade.

"Dwelling, Single Detached" means a building containing only one dwelling unit.

"Garage Door" means the door of a private garage that permits a motor vehicle to access a private garage from the outside.

"Lane" means a subsidiary thoroughfare which is not intended for general traffic circulation and which provides a public or private means of vehicular access to an abutting property.

"Main Wall" means the exterior front, side and/or rear wall of a building and all structural components essential to the support of a fully enclosed space.

"Street, Private" means a private right-of-way that is used by motor vehicles, but not owned by the Corporation or any other public authority.

"Street, Public" means a roadway owned and maintained by a public authority, and for the purposes of this By-law does not include a lane or any private street.

"Streetline" means the boundary between a public street and a lot.

1.2 Notwithstanding any other provisions contained within the aforementioned by-laws, and subject to the provisions of this by-law, one *accessory dwelling unit* is permitted in a *single* or *semi-detached dwelling* in any Zone provided:

- a) both the *principal dwelling unit* and the *secondary dwelling unit* are wholly contained within the same *single* or *semi detached dwelling*;
- b) there are no more than two dwelling units on the same lot;
- c) the maximum *floor area* of the *secondary dwelling unit* is no more than 45% of *floor area* of the *single* or *semi-detached dwelling* as it existed prior to the establishment of the *secondary dwelling unit*;
- d) the *secondary dwelling unit* has a *floor area* of no less than 35m<sup>2</sup>;
- e) no more than one dwelling entrance is contained within any *main wall* facing a *streetline*;
- f) the entrance to either the *principal* or *secondary dwelling unit* is not contained within the *garage door*; and,
- g) all other provisions of By-laws 1229, 1442, 1507, 1767, 1914, 2053, 2150, 2237, 2284-68, 2402, 2489, 2551, 2571, 2612, 11-72, 122-72, 77-73, 83-73, 84-73, 119-73, 151-75,

88-76, 127-76, 250-77, 145-78, 162-78, 163-78, 184-78, 72-79, 91-79, 118-79, 134-79, 153-80, 165-80, 72-81, 90-81, 108-81, 193-81, 221-81, 28-82, 194-82, 196-82, 47-85, 304-87, 19-94 and 177-96, as amended, unless specifically modified or amended by this By-law, are complied with.

- 1.3 Notwithstanding any other provisions contained within the aforementioned by-laws, and By-law 28-97, and subject to the provisions of this by-law, no parking spaces are required for an *secondary dwelling unit*.
- 2.0 Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the Town of Markham or any other requirement of the Region of York, the Province of Ontario or the Government of Canada that may affect the use of lands, buildings or structures in the municipality.

READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

\_\_\_\_\_  
SHEILA BIRRELL, TOWN CLERK

\_\_\_\_\_  
FRANK SCARPITTI, MAYOR