

Appendix C:

Town Webpage and Comment Link

Public Comments from Webpage and Public Open House

Comment Sheet

Notice of Public Open House
Proposed Policy to Permit Second Suites
(Including Basement Apartments)

Members of the public are invited to an Open House to learn about and provide input on Markham's proposed new policy on second suites:

Date: Wednesday, April 16, 2008
Time: 6:00 p.m. - 8:30 p.m.
(Open House: 6:00 p.m.; Presentation: 7:00 pm)
Location: Town of Markham Civic Centre (Great Hall)
101 Town Centre Boulevard

What is a second suite?

A second suite is a common name for a basement apartment, an accessory apartment or another form of secondary residential unit in a house that contains no more than one other residential unit.

What is Markham's current policy for second suites?

Houses with second suites are generally not permitted in Markham, except in specific areas where the zoning permits them, or where a second suite existed on November 16, 1995 and is recognized as a permitted use under provincial legislation.

A house containing a second suite must be registered with the Town and comply with building and fire safety codes and property standards.

What is Markham's proposed new policy for second suites?

In February 2008, Council decided to hold an Open House to receive input from the public on a proposed new policy for second suites that would include:

- **Zoning:** Equitable zoning permission for second suites in single detached and semi-detached houses across Markham, subject to specified zoning and property standards, and compliance with the Town's new by-law to control extended driveways.
- **Safety:** Improved life safety and landlord accountability by requiring registration of houses with second suites every three (3) years (or upon change of ownership), to maintain compliance with all building and fire safety codes, property standards, etc.
- **Education:** A public education program providing information on how to register a second suite and comply with building and fire safety codes and property standards.

Those interested in second suites (basement apartments) are strongly encouraged to attend.

Boyce, Murray

From: Wong, Tony
Sent: March 27, 2008 3:45 PM
To: Boyce, Murray
Cc: Tso, Julianna
Subject: FW: Markham may legalize basement apartments

Murray, please reply on my behalf. Thx.

Tony

Tony C. Wong
Regional Councillor
Town of Markham
101 Town Centre Blvd
Markham, ON L3R 9W3
Tel: 905-415-7549
Fax: 905-479-7763
Email: twong@markham.ca

-----Original Message-----

From: Kingsley George
Sent: March 26, 2008 8:54 PM
To: Wong, Tony
Subject: Markham may legalize basement apartments

Dear Mr. Wong,

I refer to the news report appeared in Toronto star of 15 Mar 2008 under the caption of (MARKHAM MAY LEGALIZE BASEMENT APARTMENTS). As a resident of Markham I strongly oppose the fact you and your fellow councillors like the idea of basement flats. Already there are illegal basement apartments built and sub divided into three or more units, the landlord collects large amount of money on rent, and he pays one single property tax to Markham. I am not willing to subsidize for the renters to enjoy the facilities provided on the tax I pay for my residence. The landscape of Markham will turn into a slum if this proposal is allowed a green light. I see in my street the driveway is extended and over stretched to accommodate the renters parking, too many garbage on the curb side on garbage pick up days, is there anyone in Markham to control this? No wonder your council wants to increase the taxes on the genuine residents pay their taxes and live a peaceful life.

The Markham council should explore the possibility of building affordable housing and help the people in need.

Thanking you to give this subject your valued attention:

Your's truly,

Kingsley George
152 Elson street,
markham L3S 3E7

More information/Share your comments:

- [Review the April 16, 2008 Open House Presentation](#)
- [Second Suites FAQs](#)
- Tell us what you think! [Share your views and comments »](#)

For more information contact Markham's Development Services Inquiry at 905-477-7000 ext. 4861.

Related Documents

[Second Suites Public Meeting Council Resolution](#) Mar. 4, 2008, Council Meeting

[Staff Report Subcommittee on Second Suites](#) Feb. 5, 2008, Development Services Committee

[Appendix A](#)

[Appendix B](#)

[Appendix C](#)

[Appendix D](#)

Related information

- [A Guide to the Inspection and Registration of Two-Unit Houses Markham](#)
- [Extended Driveways By-law](#)

Boyce, Murray

From: ■

Sent: March 29, 2008 10:24 AM

To: Boyce, Murray

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

It is very good planning for allowing the second suite for renting purpose. The home owners will have options now to rent or not to rent. If the suites before November 16, 1995 can be rented, so the the basements after this date should have been allowed. Suite is suite whether it is old suite or new suite. In Markham, the suites in the new homes are generally built professionally and are of high standard. The Council and the Subcommittee on Second Suites Recommendations deserve congratulation for initiating and implementing the long overdue planning and decision. Thanks again. March 30, 2008 10:24 a.m.

Name: Abdul Qadir

E-mail Address:

Boyce, Murray

From:

Sent: April 1, 2008 10:52 AM

To: Boyce, Murray

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

I fully support the idea

Name: Zia Naqvi

E-mail Address:

From: Chuk, Estella
Sent: April 1, 2008 3:41 PM
To: Boyce, Murray
Subject: RE: Markham Town matters

Thank you for the information, Mr. Boyce.

I'll pass the information onto our neighbours.

Estella Chuk

-----Original Message-----

From: Boyce, Murray [mailto:mboyce@markham.ca]
Sent: April 1, 2008 3:28 PM
To: Chuk, Estella (MCH)
Cc: Heath, Jack; Lambe, Tim; Boyce, Murray
Subject: FW: Markham Town matters

Estella,

Thank you for your comments on Markham's proposed new policy for second suites. I will make sure your comments are included in the staff summary of public comments on the proposed policy when we report back to Council. In the meantime, please note that the public open house is on Wednesday April 16th at the Civic Centre. Also, you might want to visit the Town website and click on the latest news link for public open house to view copies of presentation material, report of the Subcommittee of Second Suites and Frequently asked questions. There is also an opportunity for you to submit additional comments electronically.

Regards,

Murray Boyce
Senior Policy Coordinator
Markham Planning and Urban Design

-----Original Message-----

From: Heath, Jack
Sent: April 1, 2008 1:44 PM
To: 'Chuk, Estella (MOH)'
Cc: 'Gordon, Don'; Boyce, Murray
Subject: RE: Markham Town matters

Thanks for your note. I will respond below each point.

Jack Heath
Deputy Mayor of Markham
905-416-7506 Cell 416-464-5517
jheath@markham.ca

-----Original Message-----

From: Chuk, Estella (MCH)
Sent: April 1, 2008 1:28 PM
To: Heath, Jack
Subject: Markham Town

Dear Mr. Heath,

On behalf of our neighbours in the Wismer area, I am requesting you to help us:

1. Please put a bus shelter on Bur Oak, east of Markham Road, right across the Mount Job GO station. There is a bus shelter on the south side, but no bus shelter on the north side of Bur Oak. Where there is no bus shelter on the spot, snow and ice

inclement weather. It is in particular in winter, it is dark and windy, cars are rushing to get out of the parking lot, we don't want to see anyone to get killed before a bus shelter is built.

Who is responsible for the bus shelter? We are sure it is an oversight and mistake for not putting a bus shelter there.

"VFP is responsible. I will forward this to Don Gordon who is the Manager for his comments. Your request seems reasonable to me." JLN

2. We have heard so many versions of rules for watering lawn. Can you please confirm is there a bylaw to govern the frequency of watering the lawn in summer?

How often can we water the lawn in a week? Is there any day assigned for street or house number?

"You can water whenever you want most of the time. Water restrictions and details about sides of streets or whatever will be announced in the Economist and sometimes in the Toronto Star. You can also check our website. Make sure restrictions apply to Markham as there are sometimes restrictions for Toronto or Newmarket or wherever that don't apply here. But you should try to conserve anyways. There are little collectors you can get from the Town or the Region which allow you to know if you have watered enough. Over-watering is of no benefit to the lawn and wastes water. My wife and I recently tore up most of our small lawn and put in roses and other plants needing less water. They look nice!" JLN

3. My neighbour says Markham is working on bylaws to govern basement apartment. Is it true?

That is good. When you work on the bylaws, please make sure:

- Owner has to register tenants, there should be a limit, e.g. one family etc. Right now some owners have more than two families of tenants in the basement with no fire safety standard. They park their cars on the street, blocking our driveway and widen their driveway, it is a really nuisance. They are destroying our original house architectural design on the street. The Town's planning does not expect one house has two or more families, now a new school has to put up portable after one year.

- The Town should charge more property tax to those houses with tenants. These owners have extra income (more than \$1,000 a month) but pay exactly the same amount of property tax as we pay. Because of these illegal and unexpected tenants, the Town need to budget more money to support infrastructure, more schools, more portables, road maintenance, sewage maintenance, garbage pickup, etc. We are the one to pay for all. Is it fair? We understand this is a sensitive issue. You will get more supports because the percentage of law-abiding residents are more than that of owners who create illegal tenants in Markham.

Last time because of the width of driveway issue, I attended the Council meeting and watched you guys how to vote. It was very disappointing. The end result was the width of driveway being extended more than that of the driveway original bylaw specified. You guys were afraid of losing the election and put up with those illegal tenants' BS: no damage to public, no extra money to be spent, it does not affect other people, it is on my property and more cars because we have adult kids, (in fact they are illegal tenants), etc.

"Thanks for the comments. You are right. We are doing a bylaw. I will send your comments down to our staff and have them added to the input for Council as we get closer. We are having an open house here at the Town on April 15th, starting at 6pm with a presentation at 7pm, and questions afterwards. You should attend and add more input then." JLN

Thank you.
Estella Chuk

This e-mail contains information that may be privileged and/or confidential. If you

Boyce, Murray

From: 

Sent: April 2, 2008 1:03 PM

To: Boyce, Murray

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

1. Enforce the bylaw. ALL basement apartments MUST BE registered and be inspected. Encourage neighbours to report those illegal basement apartments. 2. Limit one family only per basement apartment. Some have more than two families per basement apartment now. 3. Ensure the landlord to provide parking for his tenant if needed. Now they park their cars on the street and widen the driveway for parking. 4. House with basement apartment has to pay at least 50% more property tax as compared with neighbour's property tax with no tenant. These owners are running business and having monthly rental income. The Town has to budget more funding to support infrastructure because of more than one families in the "single family dwelling". These owners should pay more property tax.

Name:

E-mail Address: 

Boyce, Murray

From

Sent: April 8, 2008 4:08 PM

To: Boyce, Murray

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

I am glad that Markham is finally planning to legalize the "second suite". Honestly many people do it now [given the average price for a house is more than half a million - who can afford to live and work in Markham] but they are under-table, which is NOT right - there are not safty or fire regulations to protect the host and the second suite residents. The sooner this can happen the better. Ciao.

Name: andy

E-mail Address

Boyce, Murray**From:****Sent:** April 12, 2008 8:39 PM**To:** Boyce, Murray**Subject:** in support of second suites**Importance:** High

Second or Secondary Suites, also called accessory or auxiliary apartments, granny flats, in-law or guest suites, etc., provide many social, economic and environmental benefits, including the following:

1. Contributing to environmental sustainability and to slowing global warming by reducing the need for new housing construction. The direct effect is reduced use of energy and natural resources.
2. Facilitating home ownership, by providing first-time home buyers with the option of renting out part of their home without compromising privacy.
3. Providing flexibility in time and space, by using the house as needed. For example, at the beginning, many young home buyers do not need or afford more than a small apartment, yet they prefer to live in a larger house. Then, as they establish a family, they can occupy the entire house, rather than move. And finally, after their children leave, the second suite could be rented out again to supplement the pension.
4. Encouraging multi-generational living, by enabling the independent cohabitation of extended families under the same roof. This benefit has multiple positive social and economic ramifications, such as home care for the children and the elderly, preferred in many traditional families.
5. Providing affordable accommodation for many individuals, such as students, pensioners and people with disabilities, presently in short supply. Second suites are a most effective and economical way for reducing the need for affordable housing projects, thus easing the financial burden on taxpayers.
6. Strengthening neighbourhoods, by reducing homeowners' need to move due to economic hardship. By renting out the second suite when facing financial difficulties, homeowners can more easily pay the mortgage and keep their homes.
7. Providing security by maintaining indoor presence and supervision during the owner's absence. This benefit is particularly useful for "snow birds".
8. Providing assistance and companionship, especially to seniors and individuals with disabilities. Neighbours living under the same roof can more effectively help each other when in need.

Second suites may be relatively rare in most communities and their impact has been overestimated by those who oppose them. But to some homeowners who need this option, renting out part of their house can be very important, even crucial. Therefore, when considering the pros and cons of allowing them to have a second suite, their property rights shall be given first priority.

Historically, in many cases the objections against second suites originated from the NIMB (not in my backyard) syndrome, rather than from an educated analysis. Still, there are legitimate concerns relating to traffic, shortage of parking, potential property neglect and neighborhood degradation, which would

<http://www.co.eal.md.us/residents/building/planning/howtoguide/accessoryapt/default.asp>

<http://www.growsmartmaine.org/docs/Affordable-Housing.pdf>

http://www.parkcity.org/img/online-services/plan_accessaptsinfo.pdf

http://www.leo.weber.ut.us/wiki/index.php/Accessory_Apartments

<http://www.guelph.ca/living.cfm?itemid=65126&smocid=2069>

Nicholas Varias, Dipl. Arch., OAA, CBCO
105-50 South Forster Park Dr.
Oakville, Ontario, Canada L6K 1Y8

From: Heath, Jack
Sent: April 14, 2008 8:41 PM
To:
Cc: Boyce, Murray; Mayor & Councillors; Livey, John; Wiles, Bill; Marsales, Claudia; Baird, Jim; Tuckey, Bryan
Subject: RE: illegal apartments-rooming houses

Thanks for the note Debbie.

I responded earlier to Mr. Brazier in the body of his letter and will add to that with comments on your letter. I have put quotes around my earlier comments and have added a "JH" to identify them. You have listed several offences below and my answers follow:

- One home with 2 rentable basement apartments (renovated without a building permit),

"The proposed bylaw is a strong way to get at these situations. It regulates one main and one second suite - more than that are not permitted." JH

- Several homes with separate side entrance into the basement (possible rentals),

"These are generally proposed to be permitted as long as they comply with fire code and building standards issues and have one basement unit, or in current terminology which covers secondary suites in different configuration: one main residence and one secondary unit for a total of two. Of course, a separate entrance is the easiest way to find them. We will want everyone's help in ensuring we have identified all of them. These bylaws do not, as shown elsewhere such as in Newmarket, increase the numbers; they just find ways to improve safety which is our first priority. We can stop those that don't comply but there are too many, in the 5,000 range across the Town, to close them all." JH

- Rentals with unkempt lawns (a sign of renters) and had some grow op homes in the past,

"I mentioned this to Mr. Brazier and reporting can help get bylaw property standards enforced. Rentals where the owner is not living there, although a small number in the overall scheme of all houses in Markham, can sometimes be a difficult issue and calls to bylaw enforcement on a regular basis is usually the eventually successful route. It doesn't have to be a two suite location or a rooming house, rather any rental where the owner is absent." JH

- One homeowner who converted his upper floor into 3 apartment rental units,

"This is an illegal rooming house. This bylaw does not speak to that as other bylaws handle it. This bylaw covers 2 unit buildings only. There is no desire to cover rooming houses in this bylaw. Again reporting is the key. We have 80,000 homes in Markham and our staff cannot seek out every offence. We need input from residents and local ratepayers." JH

- One home being used as rooming house. "See above." JH

On property values, I have trouble with realtors trying to make a negative point. Not beneficial to a community or an individual homeowner. It may not be applicable in this case but the phrase I am reminded of is "Statistics lie." We know that houses tend to jump in value after a community is finished and then settle into a reasonable increase rate. Yours was finished several years ago. Older Cornell was rising too and as it is now finished, it has slowed down after the jump. My area at Ninth and 7 is the same. But other parts of the east end are fairly new and values are going up. No one sees the potential for a property value increase when the streets are full of mud, there is no grass, and the trees are not in. Then those happen and the prices jump. For Rouge Fairways, that time is past. I have had several experiences with this issue and predicted to Mr. Brazier a week ago that the information he was citing was from a realtor before you confirmed it. I am skeptical also because, "What is the boundary of East Markham?"

I do not believe that the offences you have mentioned have had such an impact on

Nearby on #8. Krista and I would be proud to live there. Unless the US economic problems come to Canada in the near future, property values will continue to go up in Rouge Fairways. Remember, if property values go up faster than average, assessment can cause taxes to go up too. Have taxes gone up?

In summary, the best way to decrease the issues you mention is to pass the bylaw or one similar and then call for much greater enforcement on fire code and building standards matters, and on rooming house, property standards infractions.

Jack Heath
Deputy Mayor

From:
Sent: April 14, 2008 12:05 PM
To: Heath, Jack; ()
Cc: Kanapathi, Logan; Scarpitti, Frank; Wong, Tony
Subject: RE: illegal apartments-rooming houses

Mr. Brazier and Mr. Heath,

We would like to thank Mr. Brazier for sharing his concerns with respect to the dramatic transformation that Rouge Fairways has endured in the past few years. We agree with his comments. Our community, instead of the single dwelling units as initially planned, has been changing gradually to multiple dwellings. Many homes have been converted illegally and are being used as rentals. We believe Mr. Brazier's intention is not to negate the Town's attempt to legalizing basement apartments but to draw your attention as to how illegal rental units in Rouge Fairways are presently not being stopped or enforced (Our response to the legalizing basement apartments will be forwarded to your office later).

To illustrate the deterioration of the situation, we have observed and received reports from residents such as:

- One home with 2 rentable basement apartments (renovated without a building permit),
- Several homes with separate side entrance into the basement (possible rentals),
- Rentals with unkempt lawns (a sign of renters) and had some grow op homes in the past,
- One homeowner who converted his upper floor into 3 apartment rental units,
- One home being used as rooming house.

Some real estate agents even promote the ability of renting out these illegal units and boast its desirability to potential buyers on earning extra income.

We recently researched the average housing prices for the past two years in the Toronto Real Estate Board (TREB) between Rouge Fairways and the greater Markham East area. To our astonishment, Markham East enjoyed 11.6% rise in their property value compared to only 5.5% in Rouge Fairways. Our community has beautiful executive size homes and is one of the last communities built in Markham that enjoys such premium frontage lots, yet were not appreciating as fast as those surrounding us. We believe the growing trends of illegal basement apartments and rooming houses in our community are negative factors attributing to the unfavorable appreciation of our property values.

Extreme as it may seem, Mr. Brazier's comments are valid. Our community shows signs of these problems. Many homes here are in violation of by-laws, compromising the safety of the community. We need to find a solution to stop this growing concern. Stronger by-law presence may be an answer, educating the community could be another.

Our association has discussed this topic in great lengths and in our recent website updates (www.rfra.ca), we have posted information to educate our members. Our April newsletter also highlights safety in renovations. It is understandable that by-law enforcement officers can not tackle all the issues at once, but it is our expectations that the Town tighten its grips with a stronger presence in our community. With the exercise of by-laws to control building practices, fire codes, garbage bag limits, parking and alike. We want a safer community to live in and not invite other problems to arise.

continuing here in Rouge Fairways. We need to invite all the neighbours and make it a more desirable community to live in once more.

* Sincerely,

Debbie Wong, President, RFRA
on behalf of the Rouge Fairways Residents' Association

From: "Heath, Jack" <jheath@markham.ca>
Date: April 8, 2008 3:31:03 PM EDT
To: "BrandAction-JTBC"
Cc: "Boyce, Murray" <mboyce@markham.ca>, "Wiles, Bill" <bwiles@markham.ca>, "Dick, Glenn" <gdick@markham.ca>, "Marsales, Claudia" <CMarsales@markham.ca>, "Livey, John" <jlivey@markham.ca>, "Baird, Jim" <jbaird@markham.ca>, "Mayor & Councillors" <Mayor&Councillors@markham.ca>, "Tuckey, Bryan" <Bryan.Tuckey@york.ca>, "Fisch, Bill" <Bill.Fisch@york.ca>, <jcann.simmons@york.ca>
Subject: RE: illegal apartments-rooming houses

Thanks for your note. I will have a copy of the Q and A paper developed by staff on the matter sent to you as it will go into many of the questions you raise in more detail. Murray? I have sent along some of my own answers below. Jack Heath

-----Original Message-----

From: BrandAction-JTBC !
Sent: April 8, 2008 10:48 AM
To: Heath, Jack
Cc: Wong, Tony
Subject: illegal apartments-rooming houses

Dear Mr. Heath:

I have lived in the Rouge Fairways area(Markham Rd and 14th) of Markham for 5 years now and have seen a dramatic transformation in the neighborhood. Regrettably, the transformation has not been positive. Rooming houses and illegal multiple unit apartments are ruining our community.

"This proposed bylaw has nothing to do with rooming houses and multiple (more than two) apartments. This proposed bylaw relates to two unit housing, maximum, defined as a main house and a secondary suite (possibly in the basement). The rest are illegal under other bylaws." JH

Many properties are unkempt, and the community public schools are being challenged as they are no longer servicing single family homes but multi-family rooming houses.

"My experience is that unkempt houses are often rental homes where the owner does not live in the house. Not always though. Rouge Fairways has had a few; I recall one or two grow ops that fit that category let alone others. Unkempt is a property standards issue which we should be enforcing much more. I will talk about the schools below. We regularly send out inspectors with regard to the litter and unkempt properties, owner or not owner occupied, and would be pleased to send them to any more you can bring to our attention." JH

The term Single Family Home is the real issue here; the basic principals of Municipal Planning are based on the Single Family Home, basic services, schools, garbage collection and emergency services for communities were designed around the Single Family Home as the cornerstone of the plan. In the case of The Rouge Fairways, the single family home is just the basic physical footprint for the many rooming houses and apartments.

"You are only partly correct on your assumption. Communities have different types of housing, large homes, smaller homes, semis, etc. The numbers of people living in single units has been declining for many years, and second apartments usually have lower averages than the rest.

Forther I am talking averages, not anecdotal stories of this place with 3 x average in the basement. A good municipality does not plan for the exact numbers: 150 single families x 1.45 people per home = lower capacity and school capacity. There is always elasticity or else we would be in constant trouble on service provisions. Markham and

"But safety is our number one concern. An illegal basement apartment next door to your house is a safety threat to the occupants in the house, and the next door homes. People die because of improper wiring, poor exits, improper construction and the like and fires can spread to the next door homes." This proposed bylaw is primarily about safety and regulation. We have basement apartments all across Markham, not in only a few places, and probably 5,000 of them. If we regulate we can control them by eliminating those that cannot be brought up to the fire code and the building code. What would be impossible is to evict the huge percentage which are not regulated now." JH

The following negative changes have occurred in the community to date:

1) Local schools filled with basement apartment dwelling students burdening resources.

"We have asked the school board if this is a problem and they have said, "Generally no," but we should ask again. I cannot deny that some schools have portables but some of those relate to changes elsewhere, like the growth of the Box Grove Community." JH

2) Rooming houses and many of these homes with illegal apartments dispose of more garbage than small motels or apartments

"As you know I am the chair of the Mission Green committee here at Markham which brought in the green bin and expanded blue box collection and will ensure that the proposals includes proper garbage collection facilities for places which have a second suite - like an extra green bin, etc. What is being discussed, although not announced nor approved as yet, are clear bags for garbage. This could lead to those abusing the system eventually having their garbage left behind. It won't take long for corrections to be made inside any house. You and I get it right; we all should including second suite locations. Claudia - note." JH

3) increased traffic, as often there are 5 or 6 or more cars at these rooming houses

"What Tony Wong and I, and the Town, have failed to point out clearly enough is that we adopted a widened driveway bylaw almost 2 years ago, with enforcement to start this year. You cannot park in any area beyond 1 metre past the outside garage door edge. An interesting concept and it works like a hand in a glove with this bylaw. You will get a ticket for parking on the lawn, parking beyond a metre on pavement, etc. You can widen your driveway, just not park on it! And of course you will get a ticket parking overnight on the street - I have received my share and speak from experience. So that is not an option. Thus the restrictions on parking limit dramatically the application of the proposed second suite bylaw. If a home owner wants to put in a second suite, or has one already, and wants to rent to a tenant with 2 cars, and the driveway is at capacity with the landlord's cars already, to who can they rent without tickets showing up all the time? And as often as not on the landlord's cars? The first bylaw really says, "This house was constructed with a certain limit on parked cars, and the new second suite bylaw ensures that there can be no more cars at the house than it was built for in the first place." JH

4) unkept properties

"See reference above. This is an on-going problem and vigilant attention by the neighbourhood and staff is required at all times. I see from your comments below that the ratepayers have been doing this." JH

5) hazardous non-permit construction of apartments

"See reference above. Our proposal is driven by safety issues and compliance with the fire code is paramount. Compliance for many will be a problem and some will not be able to meet the standards. We will be vigilant in trying to find them all, and indeed have included a proposed incentive programme to get them to come forward. There is no evidence that these bylaws, in place in Newmarket and many other municipalities, add more to the mix, they just regulate properly."

6) Rouge Fairway homes are not appreciating like other Markham Homes due to the growing reputation as being a neighborhood of rooming houses and declining schools

"Isn't that subjective? I didn't know that Boxwood and Sir Richard Scott were declining; I hear so many talk about the pride they have in them. I probably visit one of the two every year when the parents are there. As to property values, I cannot

probably higher in the core of Unionville but that has been longstanding. I would need to see statistics."

7) Bizarre business being operated out of these rooming houses such as, massage parlors, taxi repair centers and driving schools

"Some are permitted. The first two no, but a one car driving school, possibly. Ask staff. We do permit small home businesses everywhere; there is a counseling service two down from me on Rose Way. I assure someone called Bylaw Enforcement about stopping the first two. Closing down massage parlours has been something I have been involved with in my many years here. I will let the Manager Bill Wiles know." JH

8) Some homes have 4 and 5 satellites dishes attached to them to service all the units with TV which is aesthetically unappealing

"This might be a good way to catch the rooming houses. How many locations have you seen where this happens? The aesthetic point is a good one and I will mention it to our staff member coordinating the process, Murray Boyce." JH

As a member of both the Rate Payers Association and Neighborhood Watch I have personally, as well as other members, have reported these rooming houses to by-law enforcement officers, who do a great job in the community, but in this case, I feel they are overwhelmed and lack the resources and a definitive mandate to deal with this issue. Real Estate agent are even listing the number of apartments in homes when advertising homes in the area for sale!

"Good point. The issue of enforcement staff, and not enough of them, has come up regularly on this matter. The numbers of staff working in this department has increased significantly already and they do a good but difficult job. It will certainly be a recommendation coming out of this process, regardless of which way we eventually go. The proposed bylaw is all about a mandate for our bylaw staff and fire department to deal with the huge number of unregulated and illegal second suites. It will clarify what can be permitted and what cannot and the reasons, and set in motion strong controls on permitting. It is based in the issue of safety which has to be our top priority." JH

Are these issues important to you?

"I care about this. Finding solutions to longstanding problems is what I work on a lot. Can you see any other solution? Closing thousands across Markham is a logistic impossibility; regulating to bring in standards and improved safety for occupant's and neighbour's safety is the only direction I can see. We hope the community will help us find them all and put each on the inspector's visiting route." JH

Can you help the neighborhood?

"This does." JH

I hope it doesn't take a few families to go up in flames in one of these apartment before The Town of Markham realizes this issue is becoming and an epidemic.

"Like you and the ratepayers, we are aware it is a huge issue and we are trying to make this the best bylaw in the GTA to deal with the issues you have so properly identified." JH

Regards,

J.T. Brazier, President
BrandAction-UTBC
Toronto-New York

Boyce, Murray

From:

Sent: April 15, 2008 2:26 PM

To: Boyce, Murray

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

many people in our society have basement apartments made yet none are aware that it is illegal in the town of markham to do this. i feel that registering it with the town is a good idea however awareness is the problem. no one is aware that it is an issue so the turn tomorrow may be very low. i think its a great idea that you are giving individuals the oppourtunity to voice their opinions.

Name: rocky bhatia

E-mail Address:

Boyce, Murray

From:

Sent: April 15, 2008 5:48 PM

To: Boyce, Murray

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

Comments... I think the allowance of Second Suites is a good move. However, beyond the initial approvals to ensure a safe environment, I do not believe there should be a requirement for continual inspections or checks. These should be required only for significant modifications subsequent to the initial approval or due to a change of ownership. I would think the intent of the Suite is of importance in this regard... if the Suite is intended for non-family rental income, then perhaps it would be a more formal arrangement and require 3yr inspections. But if it is for a family member (whether rent is paid or not) or not intended for use as a rental unit then not. Perhaps there should be criteria guidelines for suitability of the location for a Second Suite and approvals should be given on this basis. For example, many homes cannot accomodate additional vehicles without creating parking problems if the owners already use all available space. I'm sure there are other potential concerns as well.

Name: Daniel Tunney

E-mail Address:

Boyce, Murray

From:

Sent: April 15, 2008 6:52 PM

To: Boyce, Murray

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

We oppose this proposal and are not in favor of second suites unless: owners apply and register with the city, pay a license fee to have a rental suite, meet building & fire code inspections- owner pays, are taxed additionally by the city for operating a rental suite, owners declare to Markham/town, on property tax statement who/which owner declares rental income. Also, it is imperative that the city set up a confidential hot-line phone number for neighbours to inquire if all conditions are met. Failure to meet guidelines, should result in a fine or suspension of rental license.

Name: lisa Kainz

E-mail Address:

Boyce, Murray

From:

Sent: April 15, 2008 10:12 PM

To: Boyce, Murray

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

I strongly oppose to basement apartments where the community was designated by the Town development committee as a single family home. [ROUGE FAIRWAYS] Basement apartments do not pay any more taxes than single family homes when they are generating income and demanding more services from the Town due to increased residents in the units. This would mean that a person having two units in a single building would pay taxes only for the building and not for the units; Is it fair?; Plus Safety is not regulated nor enforced, putting at risk adjacent houses in case of fires.

Name: Jaime Iturriaga Director Of Rouge Fairways Assoc.

E-mail Address

Boyce, Murray

From:

Sent: April 16, 2008 9:20 AM

To: Boyce, Murray

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

Second suites as affordable housing should be considered part of the Town's journey to sustainability. Through affordable housing, young people, small business start ups, singles and single parent families, seniors and virtual employees can be part of a thriving and dynamic community where knowledge, entrepreneurial spirit and engagement are valued. Currently, Markham does not offer a full suite of options for affordable housing and second suites would help provide options where there are few available.

Name: Vicky McGrath

E-mail Address: !

Public Open House - Proposed Policy to Permit Second Suites

April 16, 2008 - (Including Basement Apartments)

We appreciate your comments and feedback. Tonight's Open House is to learn about and provide input on Markham's proposed new policy on second suites that includes:

Zoning: Equitable zoning permission for second suites in single detached and semi-detached houses across Markham, subject to specified zoning and property standards, and compliance with the Town's new by-law to control extended driveways.

Safety: Improved life safety and landlord accountability by requiring registration of houses with second suites every three (3) years (or upon change of ownership), to maintain compliance with all building and fire safety codes, property standards, etc.

Education: A public education program providing information on how to register a second suite and comply with building and fire safety codes and property standards.

If you wish to provide comments on Markham's proposed new policy on second suites, please complete this comment sheet and submit it to the Development Services Commission via:

1. A staff member present at April 16th Public Open House
2. Hand deliver or mail to Development Services Counter at Markham Civic Centre, 101 Town Centre Blvd, Markham, Ontario L3R 9W3
3. Complete comment sheet on Town website and email directly to Development Services Commission
4. Fax to Development Services Commission at 905-475-4739

Your comments will be shared with members of Council when Development Services Commission staff report back on the public input received on the proposed policy.

Thank you.

Name: ROBERTO G. VINLUAN
Address: 39 MANSTON CRES., MARKHAM, L3R 7A5
e-mail: [REDACTED]

- IF A HOUSE IS BEING USED TO GENERATE INCOME BY TAKING IN TENANTS, THE REAL ESTATE TAX ON THE PROPERTY SHOULD BE INCREASED ACCORDING TO THE NUMBER OF PAYING TENANTS BEING ABSORBED.
- THERE SHOULD BE STRICT ENFORCEMENT OF REGULATIONS AND PENALTIES ON INFRACTIONS SHOULD BE SEVERE ENOUGH TO FORCE LANDLORDS TO COMPLY.
- PREVENT ABSENTEE LANDLORDS TO OPERATE ~~THE~~ SINGLE FAMILY HOMES AS ROOMING HOUSES. IT CHEAPENS THE NEIGHBORHOOD AND SEVERELY AFFECTS THE RESALE VALUE OF OUR OWN HOMES.

Public Open House - Proposed Policy to Permit Second Suites

April 16, 2008 - (Including Basement Apartments)

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Thank you.

Name: RAFIIL LAKHANI

Address: 44 LONG ISLAND CRESCENT, MARKHAM, L3P 7L9

e-mail: [REDACTED]

THE BEST WAY TO CONTROL & MAINTAIN
STANDARDS WOULD BE TO
ENFORCE THE LAW WITH SEVERE
FINANCIAL PENALTIES FOR FALSE
INFO & BREAK THE LAW.

Public Open House - Proposed Policy to Permit Second Suites

April 16, 2008 - (Including Basement Apartments)

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Your comments will be shared with members of Council when Development Services Commission staff report back on the public input received on the proposed policy.

Thank you.

Name: JOHN DAWSON
Address: 15 BLACKWELL COURT
e-mail: [REDACTED]

I THANK THE SUBCOMMITTEE FOR THE HARD WORK THEY HAVE PUT INTO THIS PROPOSAL - YOU HAVE DONE AN EXCELLENT JOB.

I STRONGLY SUPPORT THE REGISTRATION & CONTROL OF SECOND SUITES.

I BELIEVE THE DEMOGRAPHICS POINT TO MORE SINGLE FAMILY DWELLINGS OCCUPIED BY TWO OLDER ADULTS - THE KIDS HAVE GONE. IT MAKES SENSE FOR THESE FOLKS TO CREATE A SECOND SUITE - REGULATED & SAFE. IT PROVIDES A SAFE COMFORTABLE - REASONABLE PLACE FOR A YOUNG COUPLE TO LIVE. IT THE SAME

TIME IT PROVIDES SOME ADDITIONAL INCOME FOR RETIRED HOME OWNERS WHO MAY BE INCREASINGLY FACED WITH INFLATIONARY PRESSURES.

I WOULD THINK THAT IF ONE IS GOING TO ALLOW STRANGERS TO OCCUPY AN INTEGRAL PART OF THEIR HOME THAT IT WOULD BE ABSOLUTELY ESSENTIAL FOR THEM TO BE QUITE SURE THEY ARE MATURE RESPONSIBLE INDIVIDUALS. IT WOULD BE NICE FOR THE TOWN TO PROVIDE SOME ASSISTANCE/ADVICE/GUIDELINES TO HELP THE OWNERS SELECT "GOOD TENANTS".

Dear Councillor,

We have read, with interest, the information sheet sent out by the Town and the more detailed information available on the website, regarding the proposed townwide change in zoning from single family residential zoning to second suite zoning. We appreciate the time and effort expended by the subcommittee and are far better informed as a result. We note, in particular, the positive spin with emphasis on the benefits of second suites. We feel this is an unbalanced and unrealistic emphasis and out of all proportion to the problems and dangers that many tenants and some landlords of these units cause for neighbours. We have some comments, questions and suggestions:

Problems: This is our experience.

We have had problems with rooming house tenants and basement apartment tenants and their landlords on our street, Aberfeldy Crescent South in Thornhill (Ward 2), for years. The problems fluctuate in severity due to the transient nature of the people involved and whether the landlord lives on the premises or not. It is not the basement apartments per se that are the main problem. The main problems are caused by noisy, inconsiderate tenants and landlords who don't care about the ill effects their tenants have on their neighbours, as long as they can continue to collect their rents. Disagreements on our street have been very nasty at times with bylaw officers and police called in to settle disputes and as a result, there are a number of neighbours who no longer speak to each other. It's not an experience we would wish on the rest of Markham, that's for sure.

One of the problems caused by some basement apartment tenants was the dumping of shopping carts on neighbourhood boulevards and we applaud the Town for bringing in a new bylaw to try and deal with that.

Non-Enforcement of Illegal Units

We think it is disingenuous for the Town to pretend that what is proposed is anything different than what has, in fact, been in force for many years. Despite the fact that **new** suites have been illegal in our area since 1995, all that happens when a **new** suite goes in, is that the fire department and electrical authorities inspect it, and when everything has been brought up to those codes, landlords have been allowed to continue renting, **in spite of the fact that the zoning bylaw prohibiting new suites was, and still is, in effect.** These units must have been grandfathered as if they were in existence in 1995, and the proof to the contrary, that listing agents and neighbours tried to supply the Town with, was ignored. **It is the non-enforcement of new basement apartments, which did not exist in 1995, that has led to the proliferation of these units.** Since the Town is now actively promoting these units as the solution to affordable housing, we finally understand why the Town has been acting in contravention of its own zoning bylaw. Basically, all that will be happening with the new zoning bylaw is that Markham will legalise what has been on-going policy, contrary to existing bylaw, for many years.

Basements are Businesses

From our experience, some owners have so many people in the basement, all paying rent, that the income is such that the owners don't have to work. Since they don't work and don't report their rents as income, but have to have some legal means of supporting themselves, they apply for welfare and support to help pay their mortgages. In the case of absentee landlords, the leaseholder is often doing the exact same thing (except for the mortgage). Many basement rentals are nothing more than get-rich-quick schemes which exploit young foreign students and workers in overcrowded and unhygienic conditions. Many rentals are businesses and very lucrative ones indeed because the income isn't reported or taxed. **What control does the Town have over the problems of overcrowding and exploitation? None?**

The Fire Hazard

What does it say about the Town, when Markham feels it is preferable to legalize an illegal activity, that is inherently more dangerous as a housing choice, even when inspected regularly, than to have safer affordable housing, in the form of rental apartment buildings, because **the effect will be less physical and visual**. The effect isn't less physical and visual for people who have to live next door or across the street from the garbage, mayhem and noise some of these tenants produce. Town inspections don't prevent basement apartment fires as we have found out on our street. Many basements are just not safe enough. There is often only one exit and if that is blocked by fire, basement windows are too small for an adult to escape through. That is certainly true for our neighbourhood and for the brand new basement apartments, the Town has inspected and allowed to continue operating, on our street. Semi detached and link homes, like townhouses, are particularly susceptible to fire spreading from an adjacent home as they are wood-framed structures. The proliferation of basement apartments only increases the potential fire hazard for adjoining homes. We feel that only fully detached homes are suitable structures for basement apartments. On the other hand, concrete walls, floors and ceilings prevent the spread of fires in apartment buildings and are much safer housing units.

Fair Value Assessment

A lot of people object to basement apartments because they feel that landlords are not paying their fair share of property taxes and that this puts an unfair burden on other ratepayers. **When the Town is made aware of the fact that a house has a basement apartment, what effort is made, under the present system, to ensure that that home is assessed fairly, as having a finished basement?** Real estate agents have indicated that a legal basement apartment can increase the resale value of a home by as much as \$50 000. **What effort will be made in the future to ensure that homes with legal second suites are assessed fairly?**

Rent is Taxable Income.

Information on the Town's website includes the importance of informing mortgageholders and insurance companies about having a rented apartment. However, there is no mention of the legal requirement to report rents to Revenue Canada as part of taxable income. Since most homeowners who rent basement apartments do not report this income, omitting a reference to income tax law by the Town, sends the wrong message to everyone. In fact, we think that the Town should have to report the names and addresses of all owners with registered basement apartments to Revenue Canada, otherwise landlords are not paying their fair share of income tax either.

Making Matters Worse

Under the proposed zoning bylaw, illegal basement apartments and all their problems will increase more rapidly, because while zoning permission for second suites will make homeowners feel less inhibited about renting out their basements, many will continue to resist government regulation because it costs money to comply with property standards and fire codes and for registration. There is no good reason to suppose, that homeowners will resist regulation in the future, any less than they have in the past. The municipalities you have consulted have warned you that many units will remain hidden. In it's attempt to control and reduce the problem, the Town, instead, will have increased it's stock of illegal uninspected and unregistered basement apartments and will have made matters worse. And if the Town of Markham enforces the new bylaw as well as it enforced the old one, all the problems will spiral out of control.

Apartment Buildings For Affordable Housing

Our main concern is with the **tenants** in basement apartments, the nuisance factor that tenants and landlords expect neighbours to put up with: noise, garbage, litter, overnight and all day on-street parking, speeding cars, blaring car radios, noisy car exhausts, inadequate landscape maintenance, weed problems etc. We know that these characteristics are not found exclusively in the tenant population, but from our experience over the last 10-15 years, the great majority of these annoyances do originate from tenants and landlords. We feel that these kinds of problems are better concentrated in apartment buildings, in a few particular locations, close to major transit routes, rather than being allowed to spread and spoil all communities across Markham.

Financial Considerations

We can only hope that the true costs of dealing with these units falls fully on the landlords who have benefitted from the rents, so that the property taxes paid by law-abiding ratepayers, are not used to subsidize the costs of people, who have profited from breaking the law, by renting out illegal basement apartments. We would also suggest that landlords be made responsible for the costs of responding to complaints, if the complaints are judged by the bylaw officers to be justified. Only when responsibility is placed where it belongs, and only when people feel the consequences of their actions financially, will landlords behave responsibly, including among other things, choosing their tenants carefully and supervising them closely, and only then will the nuisance factor be mitigated.

The Future

We would also suggest that in future developments, some subdivisions be zoned, designed and built with second suites and their needs in mind, so that some homeowners who want or need the extra income can have a second suite built into the house which conforms with all required standards from the beginning. We would suggest a limit, perhaps the provincial target of 40%, be put on such homes to avoid future problems, such as particular subdivisions developing bad reputations. New homebuyers who buy into such a subdivision know ahead of time what they are buying into. Those who don't want to live close to second suites can choose to buy a home in a subdivision zoned single family residential. We think this is preferable to the Town trying to foist second suites on everyone in every area. It would give people the choices they need and it would be a method of dealing with the need for affordable housing in a gradual way.

Existing subdivisions are a different problem. If people bought into communities when they were (and still are) designated single family, then it is unfair and a betrayal of sorts to allow second suites, except for those grandfathered in 1995. It is even more unfair if the majority of residents are against it. We feel these communities should remain zoned single family residential. There is a wide range of options for dealing with illegal basement apartments in these areas. If, however, the majority of residents accept or want second suites, then we see no problem in rezoning those communities. Canada is a mosaic of communities anyway, what difference does one more distinction make? Again, we suggest a percentage limit to preserve the reputations of involved communities.

We think it likely that areas zoned for second suites will require closer monitoring and strict bylaw enforcement when problems do emerge. For example, if a landlord knew that the registration or license for his basement apartment could be revoked if he did not respond appropriately to complaints, it is likely he would not wish to risk loss of income by non-compliance with bylaw enforcement. **We would like to ask what the difference is between registration and licensing as far as second suites are concerned, since both can be revoked.**

Sincerely,

✕ Eileen Liasi.	9, Aberfeldy Crescent, Thornhill.
Steve Liasi	" " " "
Joyce Haworth	8, Aberfeldy " "
Harry Haworth	" " " "
Branka Kalinic	6, Aberfeldy " "
Chedo Kalinic	" " " "
Ellen Fisher	12, Aberfeldy " "
Steve Fisher	" " " "

Boyce, Murray

From:

Sent: April 16, 2008 10:20 PM

To: Boyce, Murray

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

I was at the public forum April 16th. One comment I would have is that when a complaint is made about a suspected new illegal basement apt. someone should be able to get there before the project is finished!!! Perhaps if we put more priority on stopping new ones part of the problem would already be solved. Les Weir

Name: Leslie Weir

E-mail Address: (

Boyce, Murray

From: ●

Sent: April 16, 2008 1:42 AM

To: Boyce, Murray

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

1. I don't understand why you essentially insist on a 2 car garage, when many people now have more than one family "sharing" a house without second car capacity both in Markham and the GTA. Some houses in the GTA don't even have a first driveway. These people more appropriately use public transit. It should be sufficient that you require people to not park on the street and observe fire regulations. If you create unnecessary regulation people will just violate the law like you imply they are doing now. 2. Do you object to people renting out rooms in their house?

Name: Nadine Hawkins

E-mail Address:

Please comment on Markham's Proposed Policy to Permit Second Suites
(Including Basement Apartments)

On April 16, the Town hosted a public meeting to get resident feedback about a proposed policy for permitting second suites. Residents are invited to review the proposed policy (below) and [submit comments online by May 19](#), for inclusion in the o Staff Report to the Development Services Committee on Second Suites Public Input.

What is Markham's proposed new policy for second suites?

A second suite is a common name for a basement apartment, an accessory apartment or another form of secondary residential unit in a house that contains no more than one other residential unit.

In February 2008, Council decided to hold an Open House to receive input from the public on a proposed new policy for second suites that would include:

- **Zoning:** Equitable zoning permission for second suites in single detached and semi-detached houses across Markham, subject to specified zoning and property standards, and compliance with the Town's new by-law to control extended driveways.
- **Safety:** Improved life safety and landlord accountability by requiring registration of houses with second suites every three (3) years (or upon change of ownership), to maintain compliance with all building and fire safety codes, property standards, etc.
- **Education:** A public education program providing information on how to register a second suite and comply with building and fire safety codes and property standards.

More information:

What is Markham's current policy for second suites?

Houses with second suites are generally not permitted in Markham, except in specific areas where the zoning permits them, or where a second suite existed on November 16, 1995 and is recognized as a permitted use under provincial legislation.

A house containing a second suite must be registered with the Town and comply with building and fire safety codes and property standards.

- [Review the April 16, 2008 Open House Presentation](#)
- [Second Suites FAQs](#)
- Tell us what you think! [Share your views and comments](#) »

For more information contact Markham's Development Services Inquiry at 905-477-7000 ext. 4861.

Related Documents

[Second Suites Public Meeting Council Resolution Mar. 4, 2008, Council Meeting](#)

Boyce, Murray

From:

Sent: April 23, 2008 12:36 PM

To: Boyce, Murray

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

I am a resident of Markham and am NOT in favour of second suits. They would create over crowding of people and vehicles in our neighbourhoods.

Name: Bhavin Paleja

E-mail Address:

Boyce, Murray

From: c

Sent: April 26, 2008 9:55 AM

To: Boyce, Murray

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

I support making secondary suites legal with the stipulations the town is considering. It is happening anyway and it would be far better for them to be regulated for safety and have the obligations of the landlords set out legally. Having safe auxillary exit available, i.e. windows large enough to climb out in case of fire, has always been a huge concern of mine for illegal units (even some legal ones I have seen). I support it. Dixie White

Name: Dixie White

E-mail Address: c

Boyce, Murray

From:

Sent: April 26, 2008 10:04 PM

To: Boyce, Murray

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

I don't like this policy. I would consider moving to other places if the policy passed. Renting basement apartment affect security of neighbourhood and downgrade value of the houses. It should be prohibited rather than being given permission.

Name: Cindy

E-mail Address:

Boyce, Murray

From:

Sent: April 27, 2008 9:38 AM

To: Boyce, Murray

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

I attended the public open house meeting on 16th April, 2008 regarding to permit second suites (including basement apartments). The people who expressed their opinions against are isolated cases and limited to their street. But Council has to see overall situations. I agree with the Council efforts who have worked so hard to make such conclusions. In the long run public will appreciate that Council has approved the second suites (including the basement apartments). I hope Council will approve as early as possible. The owners always try to get good tenants. Even after approval, many many owners will still not rent their basement apartments. Thanks again. Regards.

Name: Abdul Qadir

E-mail Address: i



EDUCATION CENTRE - AURORA

60 Wellington Street West, Box 40

Aurora, Ontario L4G 3H2

Tel: 905.727.3141 905.895.7216 905.722.3201 416.969.8131

Fax: 905.727.0775

Website: www.yrbe.edu.on.ca

April 30, 2008

Mr. Murray Boyce
Senior Project Coordinator, Policy & Special Projects
TOWN OF MARKHAM
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

Dear Mr. Boyce:

Re: Town of Markham's Proposed Policy for Second Suites

You have requested the Board's comment on the Town of Markham's proposed policy for second suites.

The phenomenon of multiple families per dwelling unit is one which the school board is aware of in certain areas throughout the Region. If additional students are generated above the average yield, the impact can be a positive one if available pupil places exist at the local school. This can be particularly helpful where the local school is experiencing some decline in enrolment. Where new communities are still approaching peak enrolment, pupil yield from second suites would have to be carefully monitored to determine impact on local schools.

The Board undertakes its own reviews of pupils by housing type across the Region, particularly when policy changes impact number of families per unit. This information is crucial to ensure that appropriate school accommodation is in place should it be required. If the Town of Markham proceeds with a second suites policy, the Board will undertake a monitoring process to identify any significant changes in student yields.

Yours truly,

A handwritten signature in black ink, appearing to read 'Jane Ross'.

Jane Ross
Manager, Accommodation Planning
and Property Development

JR:njr

