



Interim Report Rooming Houses, Short Term Accommodations and Secondary Suites

**Development Services Committee
Meeting February 26, 2018**

Background

- March 2016 - DSC directed staff to advance work on Secondary Suites, Rooming Houses and Short Term Accommodations.
- July 2016 - Special DSC meeting held to discuss options for Secondary Suites, Rooming Houses and Short Term Accommodations.
- October 2016 - Public Open House.
- December 2016 - Statutory Public Meeting of Phase 3A - Matter referred back to staff to explore policy criteria.
- June 2017 - Council approves staff report recommending that Statutory Public Meeting be held in Fall 2017.
- Oct 3, 2017 - DSC Public Meeting on Rooming Houses and Short Term Accommodations - Committee recommends matter be brought back in early 2018.

Rooming Houses

OFFICIAL PLAN		ZONING	
Current	Proposed	Current	Proposed
Included under Shared Accommodation category	Add specific criteria for rooming houses	Defined in 27 of 42 by-laws, but not permitted in any zone	Define and not permit in any zone

New Rooming Houses Zoning By-law Definitions

“**Rooming House Small Scale** means a building where lodging is provided in return for remuneration or services (or both) in 3 to 5 lodging rooms and where lodging rooms do not have both bathroom and cooking facilities for the exclusive use of individual occupants and may include one *dwelling unit* in addition to the lodging rooms, but does not include a residential use with support services.”

“**Rooming House Large Scale** means a building where lodging is provided in return for remuneration or services (or both) in more than 5 lodging rooms and where lodging rooms do not have both bathroom and cooking facilities for the exclusive use of individual occupants and may include a *dwelling unit* in addition to the lodging rooms, but does not include a residential use with support services.”

“A **Dwelling Unit** means a unit consisting of one or more rooms, which contains cooking, eating, living and sanitary facilities and is not a *rooming house*.”

Rooming Houses

Official Plan Recommendations

The location of *shared housing* in the form of a rooming house shall be restricted to permitted building types on an **arterial road adequately served by public transit** and built in accordance with all applicable codes, by-laws and regulations.



Short Term Accommodations

OFFICIAL PLAN		ZONING	
Current	Proposed	Current	Proposed
Not Defined (Bed and Breakfast)	Define and add criteria	Not Defined	Define and not permit in any zone

Short Term Accommodations Zoning Recommendations

- Do not include Short Term Accommodation as a permitted use in any zone
- Add the following definition in the zoning by-law:

“**Short Term Accommodation** means an establishment that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, license, rental agreement or similar commercial arrangement for overnight accommodation, for one or more periods of less than 30 consecutive days and not more than **180 days** over the duration of the calendar year, within a single dwelling that is the principal residence of the proprietor of the establishment. ”

Short Term Accommodations Official Plan Recommendations

- Add STA definition to the Official Plan.
- Provide for STAs in Residential and Mixed Use Areas, through a rezoning and subject to meeting specific use criteria.
- Add a new Specific Use Section to the Official Plan that would limit STAs to permitted building types in accordance with all applicable codes, by-laws, regulations and Official Plan policies.

Secondary Suites

OFFICIAL PLAN		ZONING	
Current	Proposed	Current	Proposed
Provided for in residential designations	No change	Only permitted in Markham Centre and coach houses	Permit in all singles, semis, and towns except in Special Policy Areas

Secondary Suites

Zoning By-Law

- Permitted in Singles, Semis, and Towns
- Not allowed in a coach house, unless expressly permitted
- No more than two units on a lot
- Minimum area of 35 m²
- Only one entrance is permitted to face a street
- No additional parking required

Registration By-law

- Registration by-law administered by Fire to be amended to apply to all second suites
- Renewal of registration required every 5 years



QUESTIONS/COMMENTS?

