



## **Special Development Services Committee Minutes**

July 28, 2016, 9:15 AM to 12:00 NOON

Council Chamber

Meeting No. 13

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**Development Services Committee Members: All Members of Council**

### **Development Services Issues**

Chair: Regional Councillor Jim Jones  
Vice-Chair: Councillor Don Hamilton

### **Culture and Economic Development Issues**

Chair: Councillor Alex Chiu  
Vice-Chair: Councillor Alan Ho

### **Transportation and Engineering Capital Projects Issues**

Chair: Regional Councillor Joe Li  
Vice-Chair: Regional Councillor Nirmala Armstrong

### **Attendance**

Mayor Frank Scarpitti  
Deputy Mayor Jack Heath  
Regional Councillor Joe Li  
Regional Councillor Nirmala Armstrong  
Councillor Valerie Burke  
Councillor Alan Ho  
Councillor Don Hamilton  
Councillor Karen Rea  
Councillor Colin Campbell  
Councillor Amanda Collucci  
Councillor Logan Kanapathi  
Councillor Alex Chiu

Andy Taylor, Chief Administrative Officer  
Jim Baird, Commissioner of Development Services  
Trinela Cane, Commissioner of Corporate Services  
Chris Alexander, Acting Manager, By-law Enforcement  
and Regulatory Services  
Catherine Conrad, City Solicitor  
Anna Henriques, Senior Planner, Zoning and Special  
Projects  
Biju Karumanchery, Director of Planning and  
Urban Design  
Kimberley Kitteringham, City Clerk  
Brad Robert, Supervisor, Zoning  
Tom Villella, Manager, Zoning and Special Projects  
Kitty Bavington, Council/Committee Coordinator

### **Regrets**

Regional Councillor Jim Jones

The Special Development Services Committee convened at the hour of 9:15 a.m. in the Council Chamber with Councillor Don Hamilton in the Chair.

- 1. DISCLOSURE OF PECUNIARY INTEREST**  
None Declared

**2. MEMORANDUM  
AUTHORIZATION TO HOLD A PUBLIC OPEN HOUSE  
ON ROOMING HOUSES AND SHORT-TERM ACCOMMODATIONS  
(PHASE 3A - NEW COMPREHENSIVE ZONING BY-LAW PROJECT)  
PR 13 128340 (10.5)  
[Memo](#) [Appendix A](#) [Appendix B](#) [Appendix C](#)**

Jim Baird, Commissioner of Development Services introduced this matter and the presenters.

Tom Villella, Manager, Zoning and Special Projects, made opening remarks and reviewed the process to date and the public consultation program.

John Gladki, President, Gladki Planning Associates gave a presentation on rooming houses and short-term accommodations.

**Rooming Houses**

The presentation included the background and history of Markham's initiatives regarding rooming houses with respect to provincial policies, Markham's Official Plan, existing Markham Zoning By-laws, and other Municipal Zoning By-laws. It was noted that rooming houses are not currently permitted in any zone in Markham. Issues to be considered are safety (fire), impacts on neighbourhood character and services, change of appearance to the outside of the building, poor maintenance of the exterior, parking and traffic, and potential disruptive behaviour of occupants.

Preliminary options include: no change to existing Markham By-laws; add rooming house definitions to zoning by-laws, but do not permit rooming houses as-of-right in any zone; and, add definitions but permit "rooming houses small scale" in zones where other multi residential buildings are permitted.

Mr. Gladki and staff responded to questions from the Committee regarding:

- clarification on options with respect to dangerous situations
- by-law enforcement has difficulty in gaining entrance, while the Fire Department can gain entrance in certain circumstances
- licensing rooming houses could provide for provisions for reasonable entry for inspections, but would not have an impact on unlicensed units
- the difference between shared housing and rooming houses
- impacts on neighbouring property values
- preferred locations near public transit
- other municipalities commonly license rooming houses, where they are permitted
- definitions of 'small', and the appropriate number of permitted rooms
- absent landlords
- current enforcement practices and anticipated enforcement measures
- requirement for change of use permit and building permits for converted dwellings
- encouraging affordable housing units such as six-plex or stacked townhouses
- policies and changes required for the Official Plan
- clarifying definitions regarding "institutional care" and similar uses

### **Short Term Accommodation**

The presentation included the background of short term accommodations (STAs). There is currently no provincial guidance on this issue. Markham's Official Plan defines a 'bed and breakfast establishment' and the zoning by-law allows them in the Main Street Heritage area. The AirBnB site shows clusters of rentals in Thornhill and Unionville, and complaints have been filed about "party houses". Licensing pros and cons were outlined.

Issues to be considered are, neighbourhood quality of life negatively affected by party houses, impact of reducing rental housing stock, taxation, and cost and effectiveness of enforcement. AirBnB and similar sites are very popular worldwide and provide alternatives for families and visitors.

Preliminary options include: no change; add a definition of STAs for Markham zoning by-laws in all residential and mixed use zones; and, add a definition of STAs for Markham, but define the specific zones in which zones these would be permitted.

Staff provided an update on efforts to resolve current issues regarding existing AirBnBs in Markham.

Mr. Gladki and staff responded to questions from the Committee regarding:

- comparison of traditional bed and breakfast establishments with modern AirBnBs
- licensing would allow the City to regulate compliance
- non-owner occupancy issues
- legal issues regarding "people zoning"
- concerns about single-night accommodation similar to a hotel, and weekend "party houses"
- ensure the by-law reflects the use as a non-traditional home and provides appropriate regulations
- protecting residential neighbourhoods and heritage character

Next steps will be to hold a public open house meeting in the fall, followed by a final report in 2016. The Committee directed that staff report back in September, prior to the open house, to discuss option details and to identify where STAs could be appropriately accommodated. (11:35)

David McBeth made a deputation and suggested that the by-law should clearly define and address boarding houses as well as rooming houses.

Billy V. Gardanis made a deputation regarding the challenges of gaining entrance to illegal rooming houses, and resolutions that would have the houses return to its original layout.

Geoff Pine spoke of a recent rooming house situation near his home that has been satisfactorily resolved by staff, and he reviewed the resolution of the Unionville Villagers Association regarding rooming house regulations. Mr. Pine provided a written copy of the resolution.

Alessandra Insa spoke in appreciation of the work being done on this issue and discussed the impacts of an existing AirBnB on her street.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Amanda Collucci

- 1) That the presentation by Mr. John Gladki, President, Gladki Planning Associates entitled “Rooming Houses and Short Term Accommodations, Phase 3A, New Comprehensive Zoning By-Law Project” be received; and,
- 2) **That the deputations by David McBeth, Billy V, Gardanis, Geoff Pine, and Alessandra Insa, and the written submission from Geoff Pine on behalf of the Unionville Ratepayers Association, regarding rooming houses and short term accommodations, be received; and,**
- 3) That the memorandum dated July 28, 2016 entitled, “MEMORANDUM: Authorization to hold a Public Open House on Rooming Houses and Short-Term Accommodations (Phase 3a – New Comprehensive Zoning by-law Project) PR 13 128340” be received; and,
- 4) That staff be authorized to hold a Public Open House to consider preliminary recommendations to address rooming houses and short-term rental accommodations in Markham, as outlined in the attached reports and presentation prepared by Gladki Planning Associates (Appendix ‘A’, ‘B’ and ‘C’) and as summarized in this memorandum; and,
- 5) **That staff report back in September on options to be presented at the Public Open House; and further,**
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

### 3. ADJOURNMENT

The Special Development Services Committee meeting adjourned at 11:55 AM.

Alternate formats for this document are available upon request.
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