

CITY OF VAUGHAN SECONDARY SUITES STUDY

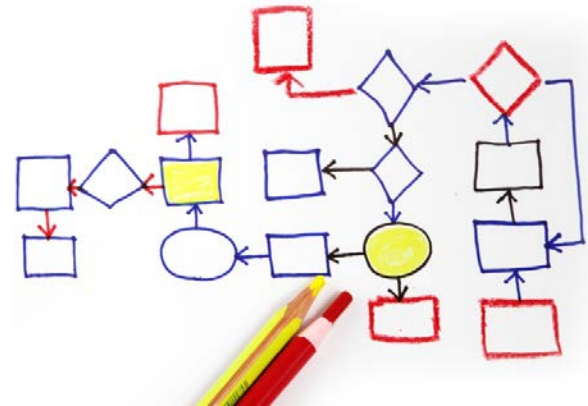


STUDY KICK OFF: MAY 27TH 2013

Welcome!

Purpose of Tonight's Presentation

- Introduce the **City of Vaughan Secondary Suite Study**
- Outline study objectives and approach
- Provide information on the City's Secondary Suites Task Force



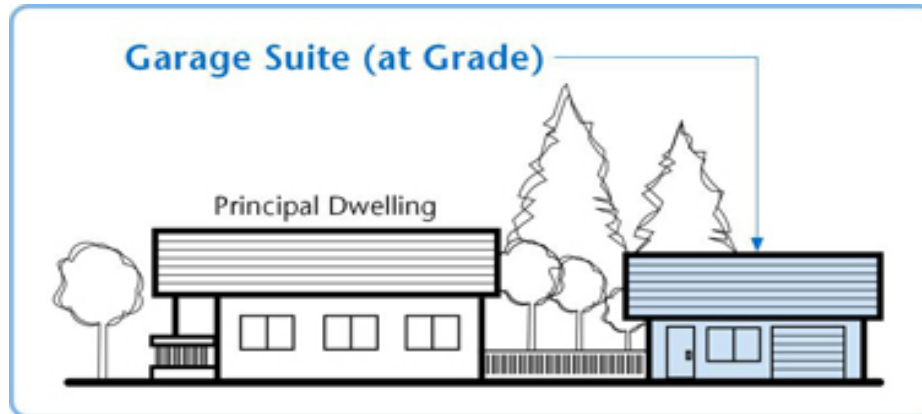
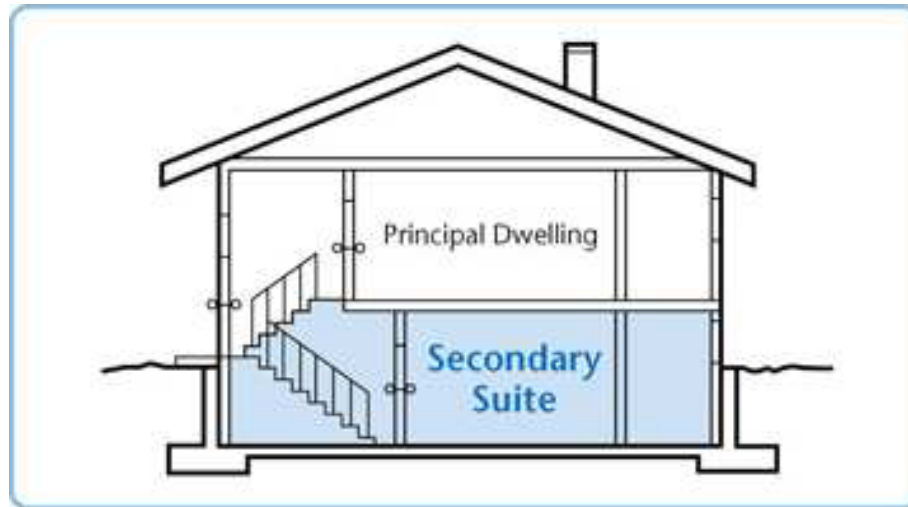
Context and Overview of Study

- What is a Secondary Suite
- Policy Context for a Secondary Suite Policy
- Role of Secondary Suites
- Overview of Study

What is a Secondary Suites

- A secondary suite is a self-contained unit within a house OR within an accessory building on the same lot as a house
- A secondary suite has its own kitchen and bathroom
- Many secondary suites are 'basement apartments' but they can also be located on any floor of the house or in a detached building on the property (i.e. above a laneway garage)

Secondary Suites



Source: City of Edmonton, 2013

Secondary Suites



Source: Google Image BPI, 2008

Secondary Suites

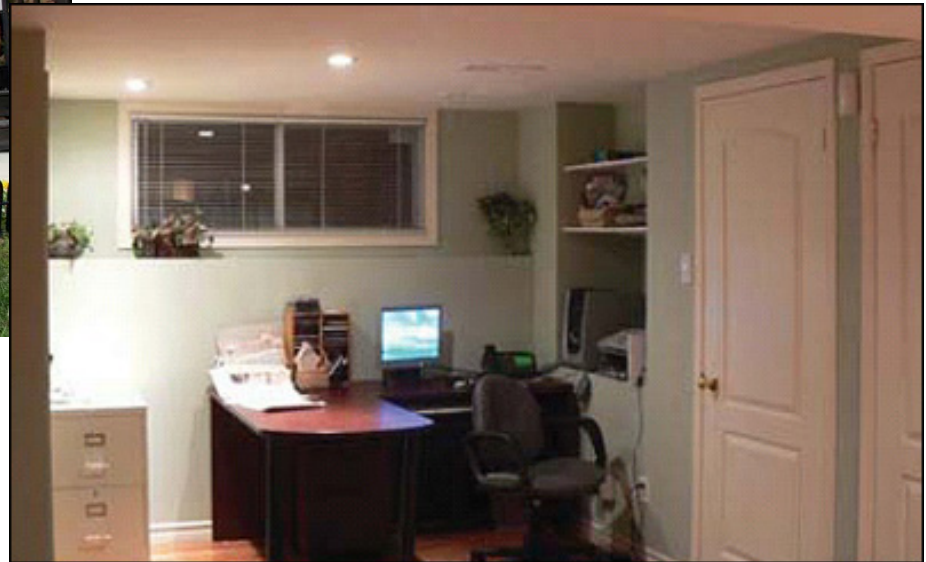
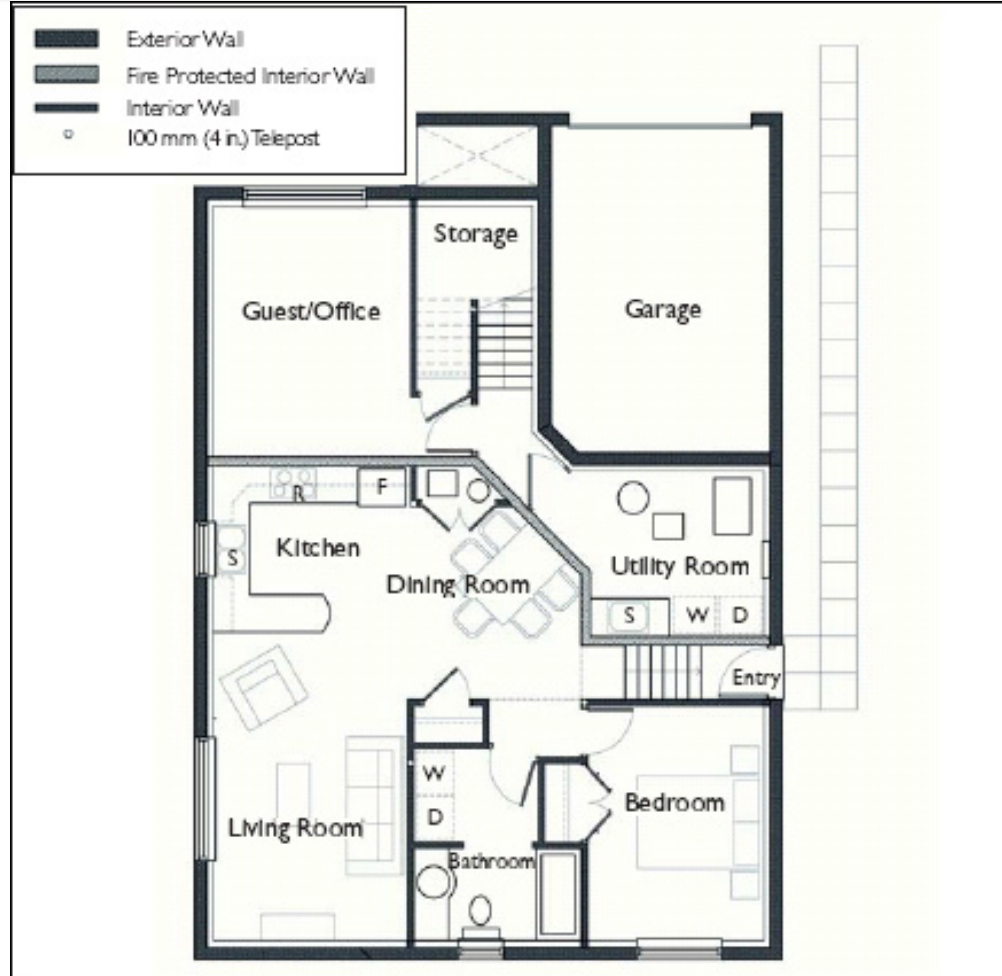


Photo by: John Burrows (CMHC, 2013)

Secondary Suites



Secondary Suites



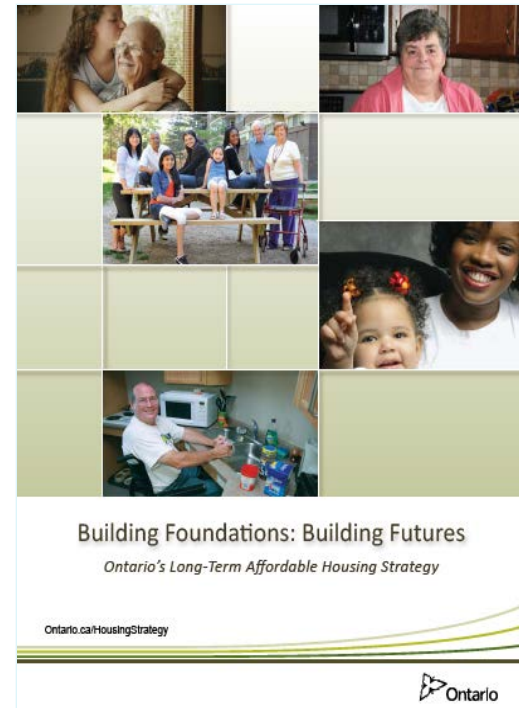
Drawing by: Barry Craig (CMHC, 2013)

Provincial Policy Context

Strong Communities through Affordable Housing Act (2012)

Requires that municipalities permit secondary suites in new and existing developments as-of-right in:

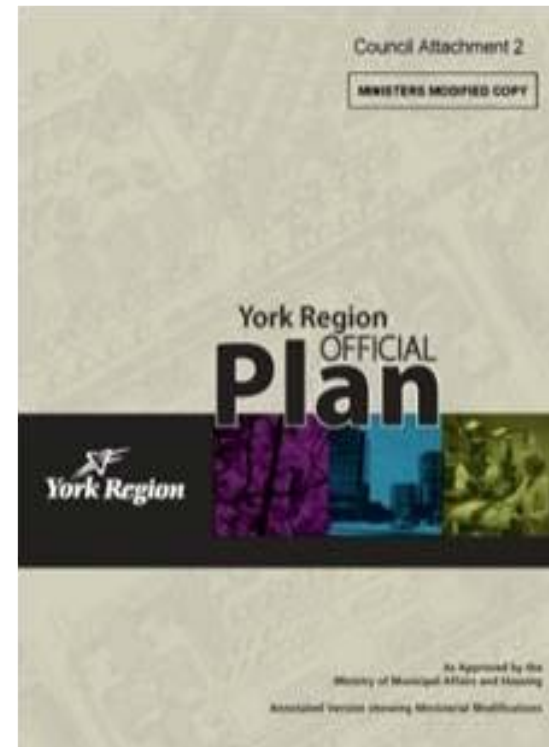
- single-detached
- semi-detached
- row houses, and
- ancillary structures



Regional Policy Context

York Region Official Plan (YROP) (2010)

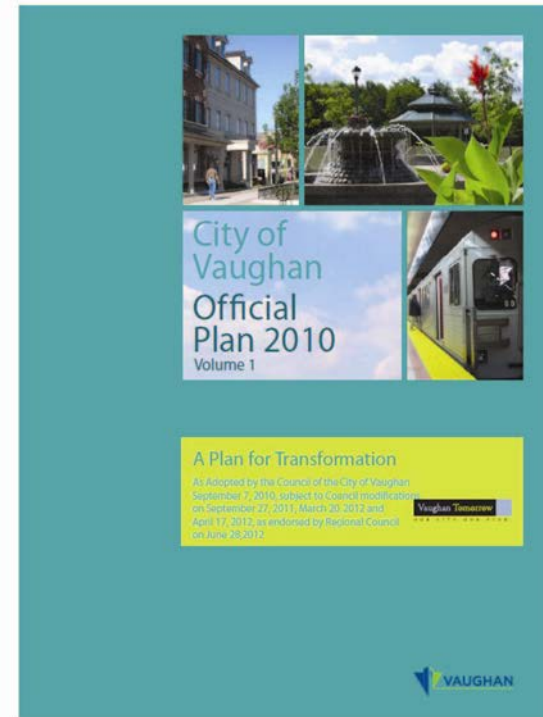
Requires that local municipalities adopt official plan policies and zoning by-law provisions that allow secondary suites



City of Vaughan Policy Context

City of Vaughan Official Plan (2010)

Supports and prioritizes allowing secondary suites where appropriate as identified in the City's secondary suites study



Role for Secondary Suites

Affordable
Housing Option

Greater
Flexibility of
Housing Stock

Increase Rental
Housing Supply

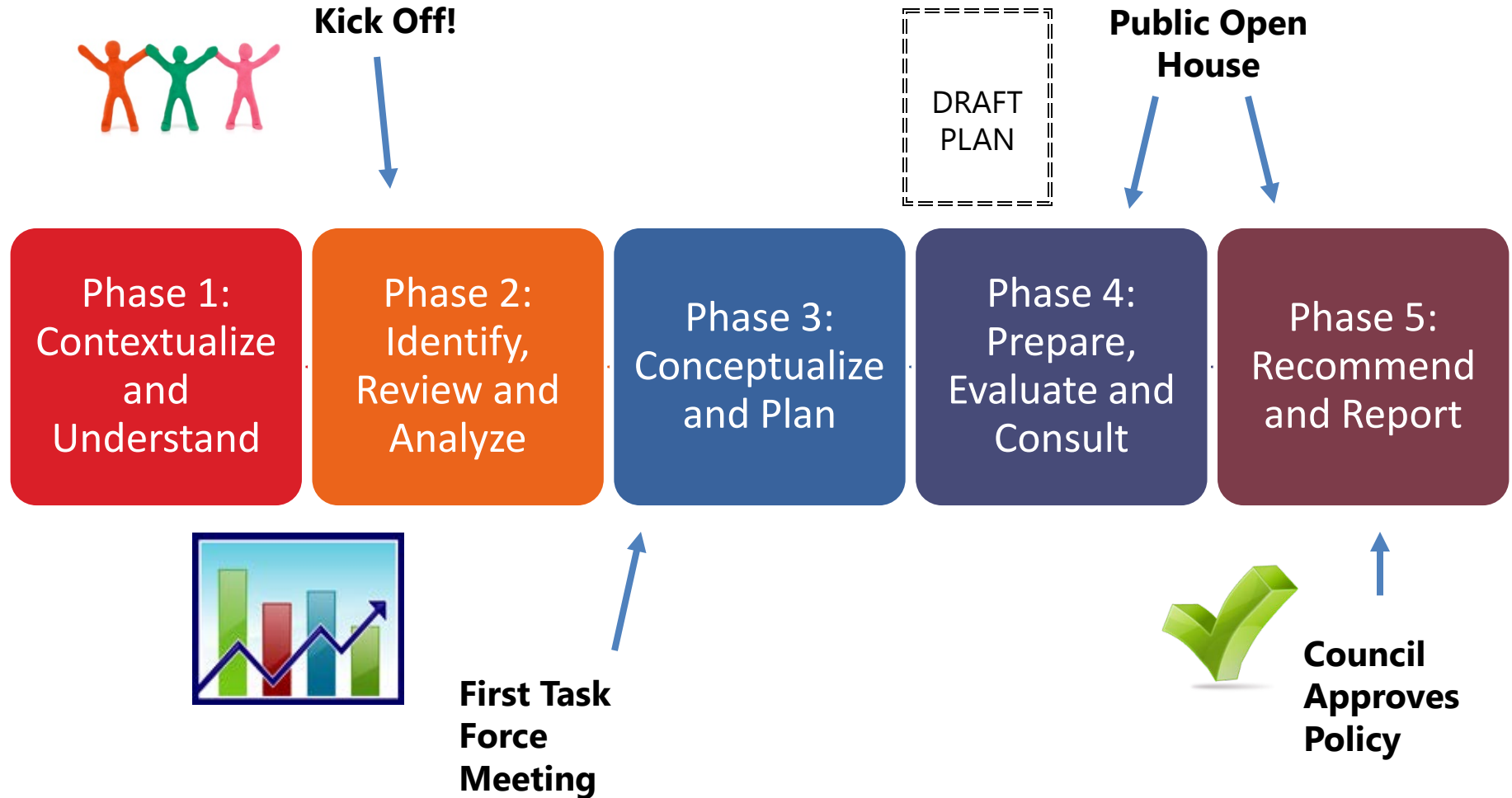
Additional
Income/Support

Urban
Intensification

Study Objectives

1. Obtain an understanding of the current secondary suite stock in Vaughan and issues associated with the provision of secondary suites
2. Conduct study with the benefit of a public consultation process
3. Recommend a “**made-in Vaughan**” strategy for provision of secondary suites
4. Develop tools required to implement the strategy

Approach to Study



Opportunities for Input

Kick-Off

Online
Survey

Task Force

Public Open
House (2)

Secondary Suite Task Force

- **Mandate and Composition**
- **Timelines**

Task Force Mandate and Composition

Mandate

“to provide Council with recommendations based on the members experience and knowledge of the Secondary Suites subject and/or knowledge of local conditions and concerns. The Task Force will prepare advice to Council in response to the information that results from the study work, including research conducted by the project team and the public consultation process.”

Composition


- General Public/NGO - 10 members
- Private Sector - 10 members

Preference given to those with experience relevant to secondary suites issue.

Task Force Timelines

- Advertised: May 16th and May 23rd *Vaughan Citizen, Thornhill Liberal*
- Closing date: May 31st, 2013: 4:30pm (Due at Clerk's Office)
- Applications available: Clerk's Office (1st Floor, South wing, City Hall)

www.vaughan.ca/secondariesuites

 **VAUGHAN**

APPOINTMENTS TO THE SECONDARY SUITES TASK FORCE

The City of Vaughan is seeking community-minded individuals to sit on the *Secondary Suites Task Force*. Task Force members are being sought from the following groups:

- 1) General Public and non-governmental agencies - Preference will be given to members of the public with experience living in Secondary Suites, or experience living in close proximity to dwellings with Secondary Suites;
- 2) Construction, development, insurance industry, banking/financial, local business - Preference will be given to those with experience in implementation of Secondary Suite policies in other jurisdictions having policies allowing Secondary Suites;

Individuals who wish to be considered for appointment may obtain an application package that includes the Terms of Reference from the City Clerk's Office, 2141 Major Mackenzie Drive, or the City of Vaughan website at www.vaughan.ca.

Applications may be submitted in person or by mail to the City Clerk, City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1 or by fax to 905-832-8535. **The deadline for receipt of applications is 4:30 p.m., May 31, 2013. Applications will not be accepted after this date.**

For further information please contact the City Clerk's Office at 905-832-8585 Ext. 8837

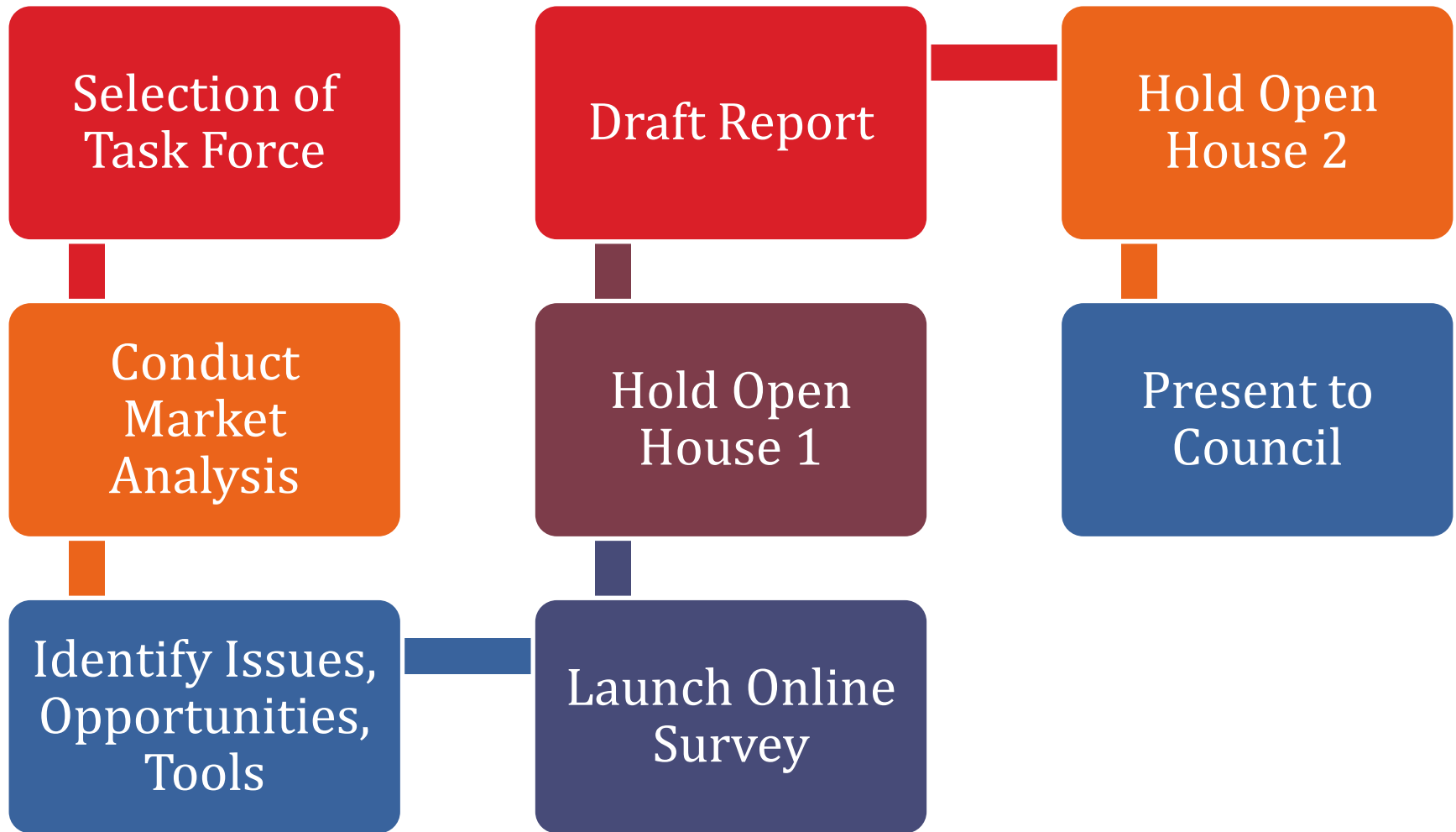
Questions



Discussion Questions

- 1. Do you have any questions about the study purpose or process?**
- 2. Do you have any questions around the role of the Task Force?**
- 3. Are there any specific issues or considerations you would like us to research or investigate during the study process?**

Next Steps



Thank you

Stay informed on the development of the City's Secondary Suites Study by visiting: <http://www.vaughan.ca/secondariesuites>

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