

Appendix 4 - Summary of Public Comments Received through the Metroquest Survey

The Metroquest-hosted survey on Additional Residential Units (ARUs) launched on April 5, 2021 and ended on June 14, 2021 for a total of 704 participants. The responses collected are anonymous and were used for the purposes of this policy review. Below is a summary of the comments that have been received through the Metroquest survey (total of 136 comments) across nine categories. A response is provided below to each of the comments/questions.

Category	Name/Commentor	Comment	Response from City
Overcrowding, Transportation and Infrastructure - The City received approximately 33% of comments related to overcrowding, transportation and infrastructure. In summary, residents expressed the following:			
Overcrowding, Transportation and Infrastructure	Numerous anonymous residents	Concerns related with overcrowding in the City including its impacts to infrastructure, infrastructure capacity (i.e. water, wastewater, roads, garbage/waste collection, schools, hospitals, etc) and noise, traffic and congestion including the number of vehicles parked on a driveway or street.	The City conducted an Infrastructure Capacity Analysis, which determined that second units and garden suites have minimal impact to infrastructure capacity (water, wastewater, waste collection, public transit, and traffic). The Peel District School Board (PDSB) and Peel Dufferin Catholic District School Board (PDCDSB) stated that student yields from garden suites will be similar to second units and have little impact on existing infrastructure.
Overcrowding, Transportation and Infrastructure	Numerous anonymous residents	Concerns that the proposed regulations would create an onerous burden on existing taxpayers and result in increased taxes.	<p>Property taxes are based on the value and tax class of the property. The standard formula for calculating property taxes is the tax rate multiplied by the assessed value of the home. This is the case for all residential properties in the City of Brampton. The Municipal Property Assessment Corporation (MPAC) is responsible for capturing the property's assessment value and delivers an assessment roll annually to the City to support the calculation of property taxes.</p> <p>In accordance with Section 3(1)1 of Ontario Regulation 282/98, lands used for residential purposes are considered part of the Residential Property Class. The Multi-Residential Property Class which depicts a residential dwelling that has a seven or more self-contained units is the exception, as it is subject to a higher tax rate.</p> <p>The number of people occupying a home is not a factor in determining the property's assessed value. A residential second unit within an existing detached structure does not have a significant impact on a property assessment: it is viewed in the same light as a finished basement. As such, these improvements become part of the annual assessment roll and yield a negligible one-time additional property tax revenue the first time it is returned on the assessment roll.</p> <p>MPAC may view a garden suite differently than a second unit as it will provide an overall increase in gross floor area. MPAC will determine the property assessment based on the information provided by the City of Brampton Building Department as part of the permit process. MPAC may issue supplementary/omitted assessments through a Property Assessment Change Notice (PACN) to capture assessment values that have not been returned on the assessment roll. The supplementary/omitted assessments would concern the garden suite and result in a one-time additional property tax revenue to the City. Where PACNs have been issued for garden suites; the new assessment would become part of the annual assessment roll going-forward and their financial impact would be revenue neutral.</p>
Housing Options, Housing Affordability and Design - The City received approximately 21% of comments related to housing options, affordability and design. In summary, residents expressed the following:			

Housing Options, Housing Affordability and Design	Numerous anonymous residents	Garden suites would provide additional housing options to support housing for aging parents, caregivers, and young adults who cannot afford to purchase their own home. It would provide families the ability to be located within close proximity while having autonomy and independence.	With the changing demographics of our communities, an aging population, and an increase in multi-generational living, garden suites provide additional housing options for families across all stages of life. ARUs is a form of gentle intensification that better utilizes residential lots and support residents "aging in place". It provides an option for the City to address housing affordability challenges, but it is not meant to be the singular solution. The City is looking at a range of creative and innovative options to address the housing crisis as described within Housing Brampton which was endorsed by City Council on May 19, 2021. The intent is to provide homeowners with the additional flexibility to expand on the productivity and functionality of their lot to meet personal or financial needs or desires. It also supports homeowners to earn extra income to support financial flexibility and home ownership viability.
Housing Options, Housing Affordability and Design	Numerous anonymous residents	ARUs would provide affordable rental housing to lower income households or individuals. It could provide an alternative housing option for relatives that are faced with difficult times, such as the pandemic.	
Housing Options, Housing Affordability and Design	Anonymous resident	ARUs is a step toward fighting sprawl. Densification has been happening in a dysfunctional manner for decades through basement apartments and over crowding. More rental options provide a safer and dignified existence for thousands of Brampton residents.	
Housing Options, Housing Affordability and Design	Anonymous resident	ARUs could be designed creatively to support work from home opportunities (home office or workspace) or play area. There may be options for prefabricated garden suites, which would also be more affordable than a custom build.	Garden suites are required to be detached self-contained residential units, with its own cooking facility, sanitary facility and sleeping area, located on the same lot as a single detached, semi-detached, or townhouse dwelling. Garden suites may be designed creatively to meet the needs of the homeowner and does not necessary need to be rented out to a tenant, such as expanding living space for the principal dwelling. The City intends to explore the option for pre-approved garden suite plans and encourage builders to provide a market for prefabricated garden suite options in the City. This consideration has been shared with BILD.
<b>Zoning Regulations and Considerations for ARUs - The City received approximately 11% of comments related to zoning regulations and considerations for ARUs. In summary, residents expressed the following:</b>			
Zoning Regulations and Considerations for ARUs	Numerous anonymous residents	Possible considerations for zoning and setting controls for garden suites including: restricting the location/area for garden suites, the location of a garden suite relative to the lot, and the potential of it's location too close to neighbouring lots.	The proposed ZBLA includes locational and setback requirements for garden suites these will influence the location of the garden suite. Garden suites are only permitted in the rear or interior side yard of a lot. Garden suites have setback requirements from the rear lot line, side yard lot line and a separation distance from the principal dwelling. The proposed zoning is intended to address minimum standards to address the privacy of neighbouring residents, visibility considerations, and providing an appropriate distance to all sides of the building and principal dwelling for emergency services, building repair and/or maintenance. ARUs are not to be restricted to specific areas of the City unless if it is based on good planning principles, such as lands located within natural hazards/hazardous lands, the floodplain area, or on private septic.
Zoning Regulations and Considerations for ARUs	Anonymous resident	Many lots are too small to build a garden suite as the principal dwelling occupies majority of the lot. Big houses on small lots are not friendly to ARUs. Smaller houses on bigger lots make it more possible to build an ARU, but usually the existing house is close to being in the middle of the lot, making it difficult to position an ARU.	This reflection is correct, the City has a variety of different lot sizes and siting of principal dwellings on a lot, which all impact the feasibility of meeting zoning requirements to construct a garden suite. Based on the proposed OPA and ZBLA, ARUs will not be locating everywhere in the City, only where it makes sense. It is not intended that garden suites be permitted on every residential lot across the City. Garden suites will only be permitted on residential properties that can appropriately accommodate them in accordance with the proposed regulations and standards, and subject to the same registration process that currently exists for second units. In addition, it is ultimately up to the property owner to determine the feasibility and/or need of constructing a garden suite on their lot. The intent is to provide homeowners with the additional flexibility to expand on the productivity and functionality of their lot to meet personal or financial needs or desires.

Zoning Regulations and Considerations for ARUs	Numerous anonymous residents	Possible considerations for zoning includes restricting the number of parking garden suites.	In 2020, Council passed By-law 115-2020 that amended the Zoning By-law to remove the requirement for an additional parking space for a second unit. Due to this recent amendment, the requirement for no additional parking space for only one ARU remains. The proposed Zoning By-law Amendment includes a provision that requires one additional parking space for a lot containing two ARUs (both a second unit and a garden suite). For greater clarification, no additional parking space is required when there is only one second unit or one garden suite. Any parking of vehicles must be provided wholly within the garage and/or driveway of a residential lot. Parking is not permitted on any street for longer than three hours; between the hours of 2 am and 6 am; and on residential streets if your vehicle has a height of more than 2.6 metres and/or a length of more than 6.7 metres including any attachments or trailers.
<b>Financial Benefits or Impediments to ARUs - The City received approximately 10% of comments related to financial benefits or impediments to ARUs. In summary, residents expressed the following:</b>			
Financial Benefits or Impediments to ARUs	Numerous anonymous residents	ARUs support homeowners to earn extra income to pay property taxes and the mortgage while offering affordable housing to those that need it.	<p>The intent is to provide homeowners with the additional flexibility to expand on the productivity and functionality of their lot to meet personal or financial needs or desires. It also supports homeowners to earn extra income to support financial flexibility and home ownership viability.</p> <p>Generally, new renovations, an increase in gross floor area and habitable space, including the number of bathrooms and kitchens result in an increased property value.</p> <p>With regards to property tax, there are many factors that affect the value of a home, including location, floor area, lot size, quality of construction, number of bathrooms, etc. Information regarding the building permit for the ARU will be forwarded by the City to the Municipal Property Assessment Corporation (MPAC), which may result in a revised assessment value of the property, and an increase in property taxes. The revised assessment will depend on the size of the ARU, materials used, location of the property, etc.</p>
Financial Benefits or Impediments to ARUs	Numerous anonymous residents	ARUs would increase the price of property by better utilizing the property with an increased gross floor area.	
Financial Benefits or Impediments to ARUs	Anonymous resident	It would be challenging to have the financial capital to fund construction or renovations for ARUs.	The construction of garden suites require a significant investment and as a result affects the viability of constructing a garden suite. Costs that need to be considered are the building permit fees; registration fees; servicing costs (extension of servicing from the principal dwelling to the garden suite); grading and drainage; electrical and plumbing; building materials and labour; architectural/engineering plans and drawings, and professional services. The cost of constructing a garden suite vary significantly, based on staff's research, the approximate total cost range to construct a garden suite is \$120,000 to \$250,000.
<b>Illegal Units and Inspection - The City received approximately 9% of comments related to illegal units and inspection. In summary, residents expressed the following:</b>			
Illegal Units and Inspection	Numerous anonymous residents	There should be regular inspections for illegal ARUs and more frequent inspections taking place to reduce the amount of illegal ARUs.	Enforcement & By-law Services is aware of the number of complaints related to illegal units. Due to the COVID-19 pandemic, Enforcement has significant backlog of investigations to review as there was a period of time when staff were not able to enter units to investigate complaints related to illegal units. The threshold to prove there is an illegal lodging house or illegal unit is extremely difficult and time consuming for Enforcement staff that takes approximately up to two weeks. Enforcement encourages homeowners to register second units and garden suites.
Illegal Units and Inspection	Numerous anonymous residents	Concerns that the proposed regulations for ARUs will facilitate the opportunities for more rooming houses and illegal units. Residents expressed concerns about illegal rental units, such as second units or rooming houses that exist in the City. In addition, residents expressed concern about lack of enforcement (frequency and fines) and addressing complaints related to safety and legal requirements.	The City will be working on developing resource guides to support residents and increase educational awareness around additional residential units. Enforcement will continue to address and investigate complaints related to illegal units in a timely manner and following health and safety protocol.
<b>Regulatory and Registration Process - The City received approximately 7% of comments related to regulatory and registration process for ARUs. In summary, residents expressed the following:</b>			

Regulatory and Registration Process	Anonymous resident	Planners and developers should be addressing these types of dwellings into new developments, accounting for additional space for vehicles, need for extra spaces for schools, infrastructure in the way of plumbing, electrical, gas, traffic patterns, road safety, etc.	Staff have informed and presented to the BILD Peel informing them of the opportunity to address garden suites in new construction and developments, considering larger lot sizes, larger backyards, rough-in of garden suites, and meeting additional servicing requirements. The Heritage Heights Secondary Plan includes a policy that requires new development to provide homebuyers the option to purchase occupancy-ready units with the aim of providing at least 50% of new single, semi detached and townhouses with occupancy-ready second units and 25% of single and semi detached houses with service connections for future garden suites, concurrent with occupancy of the principal dwellings.
Regulatory and Registration Process	Numerous anonymous residents	The registration fee for ARUs (second units and/or garden suites) should be free or reduced.	The registration fee supports administrative costs.
Regulatory and Registration Process	Anonymous resident	There should be a balance of regulatory protection for tenants and landlords.	The rights for landlords and tenants are regulated by the Province of Ontario through the Protecting Tenants and Strengthening Community Housing Act, 2020 and the Residential Tenancies Act, 2006. Tribunal Ontario is responsible through the Landlord and Tenant Board to resolve any disputes or complaints with residential landlords and tenants. Ciy registration of ARUs will help assist with the regulatory protection of landlords and tenants to ensure units are safe, legal, and livable.
Privacy, Neighbourhood Character and Impact to Neighbours - The City received approximately 5% of comments related to privacy, neighbourhood character and impact to neighbours. In summary, residents expressed the following:			
Privacy, Neighbourhood Character and Impact to Neighbours	Numerous anonymous residents	The proposed regulations would be detrimental to the community feel and the character of the neighbourhoods.	The proposed regulations intends to address concerns related to the neighbourhood character and privacy considerations. Garden suites are not to be visible from the street and will be constructed to be a lesser height of the principal dwelling.
Privacy, Neighbourhood Character and Impact to Neighbours	Anonymous resident	The issue is not only about putting an additional building structure on their land property. There is more to it than just putting a building on a lot. Older areas would like to stay the way they are and maintain the low rise residential character. That is why people move into those areas. Not to have more buildings in that area contributing to more people and traffic.	
Privacy, Neighbourhood Character and Impact to Neighbours	Numerous anonymous residents	Garden suites would impact neighbours and their privacy.	
Environment and Open Space - The City received approximately 2% of comments related to the environment and open space. In summary, residents expressed the following:			
Environment and Open Space	Numerous anonymous residents	The proposed regulations should not destroy nature or backyards. The lot should not be overrun with hardscaping as it would affect drainage and local flooding issues.	Based on comments received from the public and internal reviewers, we have included a provision in the ZBLA that requires a garden suite to be subject to the lot coverage requirements of their site specific zone.
Survey Design - The City received approximately 2% of comments related to survey design. In summary, residents have consistently expressed the following:			

Survey Design	Numerous anonymous residents	The City received numerous comments related to the <u>survey design</u> stating that it is biased and does not allow respondents to agree or oppose garden suites.	Staff recognize that there were concerns raised about the survey design that did not allow respondents to express their disagreement with garden suites. Staff intentionally prepared a survey, which did not leave the misinterpretation that the City has a choice whether or not ARUs (second units and garden suites) should be permitted. Bill 108 introduced by the Province mandates Brampton to comply with Planning Act changes that require municipal Official Plans and Zoning By-laws to contain city-wide provisions permitting ARUs within detached, semi-detached, or townhouse units, and within an accessory structure on the same property. Should the City of Brampton fail to comply with the regulations within one year from the date the Region of Peel adopts their new Regional Official Plan, the Region of Peel has authorization through Section 27(2) of the Planning Act to adopt regulations for the City that may not be Brampton-specific or address residents feedback. The draft Region of Peel Official Plan and draft City of Brampton Official Plan (Brampton Plan) contain policies that permit ARUs. Both Official Plans are anticipated for adoption in Spring/Summer 2022.
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