Housing Summit
Secondary Units In Belleville
Second Unit By-law Requirements

- Parking requirement of an additional parking space for the second unit in addition to the main unit parking requirements
- Front yard landscape open space requirement of 40%
- Limiting second units to a percentage of the main dwelling
- Limiting second units to 2 bedrooms
- Confirmation of servicing capacity would be a function of the building department
Where are Second Units Located?

Source MMAH
Benefits of Second Units

• Supporting changing demographics by providing more affordable housing options to provide for the needs of all people

• Enabling people to remain within their community by increasing the stock of affordable rental units

• Allow homeowners an opportunity to earn additional income to help meet the costs of homeownership
Benefits of Second Units

• Creating jobs in the construction/renovation industry, and supporting local businesses and the local labour market

• Optimizing use of current infrastructure and public services (i.e. water/sewer, libraries, schools, etc.) and supporting transit and active transportation

• Assist municipalities in meeting their goals regarding affordable housing. Specifically, it increases the overall number of rental units (many of which would be classified as ‘affordable’) but most importantly – increases the number of new apartment units which meet code requirements and provide a safer environment for tenants
Provincial Requirements for Second Units

• **Strong Communities through Affordable Housing Act, 2011**
  
  -amended the Planning Act s.16(3) to require municipalities authorize second units in their Official Plans and Zoning By-laws. This took effect Jan. 1, 2012

• **Provincial Policy Statement – 2014**
  
  -permitting and facilitating all forms of housing to meet the social, health and well-being of current and future residents

• **Ontario Housing Policy Statement**

• **Smart Growth for Our Communities Act, 2015**

• **Promoting Affordable Housing Act, 2016**
Issues with Illegal Apartments
(Recent Examples)

Extension cord extended from upper porch and goes under doorway to provide electrical service in converted back room which was being rented out.
Issues with Illegal Apartments
(Recent Examples)
Apartment Registry

• When an apartment is created legally through planning and building permits – it is placed on an Apartment Registry which would make the process more valuable for future purchasers

• Question will be how to incorporate ‘other’ existing units on the Registry
Apartment Registry Process

New Second Dwelling Unit
- Apply for a building permit and/or change of use permit. Plans must meet all zoning requirements
- Building Inspection(s)
  - Unit does not pass all final inspections
    - Maintain a single dwelling
  - Unit passes all final inspections
    - Upgrade to meet the applicable codes

Existing Second Dwelling Unit
- Constructed without a building permit.
- Constructed legally with a building permit.
  - Provide documentation to show unit was built to meet all zoning and applicable code requirements. Contact the City to discuss options
  - Register the Second Dwelling Unit.
Thank you!